

MURFREESBORO CITY COUNCIL
Regular Meeting Agenda
Murfreesboro Police Headquarters – Community Room – 11:30 AM
November 13, 2019

New Business

Workshop Items

1. Planning Department Items
 - a. Future Land Use Plan
 - b. Public Hearing Dates
2. Review of Farrer Contract to Sewer Buchanan Interchange (Outside Murfreesboro City Limits and Urban Growth Boundary) (Water Resources)
3. Murfreesboro City Schools Technology Purchase (Administration)
4. Ordinance 19-O-39: Budget (2nd and final reading) (Finance)
5. Financial and Operating Dashboard – July thru September 2019 (Administration)
6. Health Insurance Holiday (Administration)
7. Murfreesboro Electric Department Transaction Update (Administration)

Licensing

Payment of Statements

Other Business

Adjournment

COUNCIL COMMUNICATION

Meeting Date: 11/13/2019

Item Title: Proposal for Future Land Use Map Update

Department: Planning

Presented by: Matthew Blomeley, AICP, Acting Planning Director

Requested Council Action:

| | |
|-------------|-------------------------------------|
| Ordinance | <input type="checkbox"/> |
| Resolution | <input type="checkbox"/> |
| Motion | <input checked="" type="checkbox"/> |
| Direction | <input type="checkbox"/> |
| Information | <input type="checkbox"/> |

Summary

Proposal for update to the future land use map of the *Murfreesboro 2035 Comprehensive Plan*.

Staff Recommendation

Approve the proposal from Ragan-Smith Associates, Inc.

Background Information

The *Murfreesboro 2035 Comprehensive Plan* was adopted by the Planning Commission in July 2017 as an advisory document. Since its adoption, there have been numerous rezoning applications approved that were inconsistent with the recommendations of the future land use map. Since 2017, City Staff, the Planning Commission, and the City Council have recognized a need to revise and update the future land use map. This project will take into consideration current and projected development trends as well as infrastructure limitations (including roads and sanitary sewer) and other factors to determine where changes to the map are warranted. The scope of services for the proposal includes two public input meetings in order to engage the community during the process.

Council Priorities Served

Safe and Livable Neighborhoods

The future land use map provides guidance for zoning and development decisions and encourages orderly development and the elimination of uses that are incompatible with both existing and proposed neighborhoods.

Strong and Sustainable Financial and Economic Health

The proposed future land use map will discourage land uses in locations that will put a financial strain on City services. It will also seek to identify areas of the City that are ideal for economic development centers.

Excellent Services with a Focus on Customer Service

Updating the future land use map will provide the community with greater predictability

regarding the future development of the City. It will also enable the Planning Staff to provide more effective guidance to the development community.

Engaging our Community

This update to the future land use map should resemble the vision of the community. It will be a collaborative effort with members of the community, as there will be opportunities for public input during the process. In addition, a public hearing will be required at the Planning Commission prior to its adoption.

Fiscal Impacts

The contract proposal is in the amount of \$175,000 to be billed in monthly installments commensurate with the work performed in the given month.

Attachments:

1. Proposal from Ragan-Smith Associates, Inc.

November 5, 2019

VIA ELECTRONIC MAIL: gwhitaker@murfreesborotn.gov

Mr. Gary Whitaker
Assistant City Manager
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130

**RE: COMPREHENSIVE LAND USE MAP ADJUSTMENTS
MURFREESBORO, TENNESSEE**

Dear Gary:

Ragan-Smith Associates, Inc. (Ragan-Smith) is pleased to offer the following professional service proposal to the **City of Murfreesboro** to provide planning services for revising the City's Comprehensive Future Land Use Map

PROJECT

The scope of services proposed includes the following general planning services:

- Update the existing land use map to match changes that have occurred
- Evaluate potential land use projections in residential, office, commercial and industrial growth
- Integrate considerations from the recent 201 Facilities Plan update and sanitary sewer capacity considerations into the comprehensive land use map
- Integrate considerations from the recently completed Transportation Thoroughfare Plan and long-range transportation considerations into the comprehensive land use map
- Integrate considerations from the recently completed Park and Recreation Master Plan into the comprehensive land use map
- Evaluate the existing land use map, land use principles and land use categories to consider possible adjustments based on the City of Murfreesboro's current goals and objectives.

Outlined below are the proposed scope of services for initial preliminary studies.

SCOPE OF SERVICES

I. Update existing land use map

The land use map currently shown in the 2035 Comprehensive Plan will be adjusted to reflect any recent changes that have been approved by the City Planning Commission, City Council and Planning Department since its adoption. This will insure that the map is current to the any approved changes by the City of Murfreesboro.

II. Straight Land Use Projections Analysis

1. This statistical analysis will produce a baseline land use projection model that relies on population and employment forecasts generated by secondary sources as the indicator of land demand. The analysis includes an evaluation of:
 - Trends Analysis
 - Population
 - Households

- Employment
- 2. Based on the analysis a model development will be created & land use projections made for:
 - Demographics: Static Share of Countywide Projections*
 - Align Demographic with Land Use Trends
 - Projections by Land Use for Residential, Office, Commercial and Industrial categories

***Notes/Assumptions:**

Does not reflect short- or mid-term market demand for land by use

Not informed by real estate market factors

Assumes there will be no shift in industries comprising employment base

Assumes Murfreesboro share of County demos and employment remains static

Assumes commutation patterns remain static or "straight lined"

Will produce low-medium-high projections based on "percentage growth" assumptions (assumptions can be plugged into regression model)

Will not capture emerging trends in land use or development

Sub-area projections could be produced, but at a much higher level of uncertainty than citywide projections or by using market-based modeling.

III. Integration of Sanitary Sewer Capacity Analysis

1. Considerations of the most current data available from the 201 Facilities Update Plan and the most current data regarding the capacity of the city's sanitary sewage collection and treatment facilities as provided by The City of Murfreesboro, will be evaluated relative to land use impact and utilized for the comprehensive land use map revisions.
2. Consideration of the most recently adopted sanitary sewer capacity ordinance and associated resolution, as provided by The City of Murfreesboro, that aims to allocate the future amount of sewer connectivity to commercial and residential developments with the goal of protecting the long-term sustainability of the sanitary sewer collection and treatment system as well as provide for future land development within the City's urban growth boundary. This consideration will be utilized for the comprehensive land use map revisions.

IV. Integration of Transportation Thoroughfare Plan

1. Considerations of the current information available from the most recently adopted Transportation Thoroughfare Plan and long-range transportation planning objectives provided by the City of Murfreesboro shall be integrated into the Comprehensive Land Use Map revisions.
2. Evaluation of current and future levels of service for primary transportation routes, as provided by the City of Murfreesboro, shall be utilized to consider the comprehensive land use map revisions.

V. Integration of Parks and Recreation Master Plan

1. Considerations of the proposed park land acquisitions and open space recommendations from the recently completed Parks and Recreation Master Plan, as provided by the City of Murfreesboro, shall be utilized to consider the comprehensive land use map revisions.
2. Considerations of the most recent Greenways and Blueways Master Plan, as provided by the city, shall be utilized to consider the comprehensive land use map revisions.

VI. Community Engagement

Ragan Smith will coordinate two public input meetings and present findings and proposed land use map changes for community input. All input will be documented for consideration in the final map

adjustments. The City of Murfreesboro shall provide public notice and facilities for meeting space for all community engagement meetings.

VII. Preparation of Revised Comprehensive Future Land Use Map

A revised Future Land Use Map shall be created that combines all the considerations of **items I-VI** from this scope. The revised map will also consider the Guiding Principles and Land Use Goals from Chapter 4.3 of the adopted Murfreesboro 2035 Comprehensive Plan to shape out the future land use revisions. The existing land use categories established in the Murfreesboro 2035 Comprehensive Plan will be utilized as a starting point for the revised Future Land Use Map. These land use categories may be modified to match the current trends, goals and objectives of the city. Up to three specific sub areas shall be examined with consideration of specific development patterns and infrastructure changes that are anticipated to create significant change in the City's growth pattern. The Future Land Use Map shall include:

- An established scale of 1" = 2 miles
- A final map provided in both digital and hard copy format along with accompanying GIS shape files
- Proposed land use categories
- Roadway classifications for arterial and collector roads as provided in the Thoroughfare plan
- Future Land Use projections mapped to the city's Urban Growth Boundary
- Boundaries shown for Rutherford County and City of Smyrna

SERVICES NOT INCLUDED

Professional services not included (not limited) in this agreement include:

- Rezoning recommendations, maps or changes
- Design Guidelines
- Detailed Corridor Studies
- Transportation Planning or Traffic Analysis
- Environmental Analysis
- Real Estate Market Analysis
- Utility Infrastructure or Capacity Analysis
- Evaluation of School Growth, Capacity or Land Acquisition

COMPENSATION

Ragan-Smith will provide the above Scope of Services for the ***lump sum professional service fee of one hundred and seventy five thousand dollars and zero cents (\$175,000.00)***. The project will be billed as a percentage of completion on a monthly basis as outlined in the **Ragan-Smith Schedule of Services and Expenses, Contract Terms and Conditions** which is attached and considered a part of this agreement.

Should additional work be required outside the Scope of Services noted above, said work will be mutually agreed to prior to commencing and billed hourly according to the **Ragan-Smith Schedule of Services and Expenses, Contract Terms and Conditions** (attached). Invoices will be submitted monthly and are due and payable within 30 days of invoice date.

The rates outlined in the scheduled services are good for a period of one (1) year from execution of contract. Work performed after that period will be billed at the most current **Ragan-Smith** rate schedule.

Mr. Gary Whitaker
City of Murfreesboro
November 5, 2019
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We appreciate the opportunity to provide this proposal to you. If you agree to the terms, please sign and return a copy of this document that will serve as authorization to proceed with the work.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Randy C. Caldwell".

Randy C. Caldwell, RLA, LEED AP
Executive Vice President

A handwritten signature in black ink, appearing to read "Kevin W. Guenther".

Kevin Guenther PLA, LEED AP
Associate

RCC/KDG:kal

CLIENT ACCEPTANCE and AUTHORIZATION TO PROCEED

By: _____

Date: _____

Printed/Typed Name: _____

Title _____

RAGAN-SMITH ASSOCIATES, INC.

SCHEDULE OF SERVICES AND EXPENSES

Professional Services

| <u>Classification</u> | <u>Hourly Rate</u> |
|---------------------------------|--------------------|
| Principal / Company Officer | \$210.00 |
| Senior Project Manager | 180.00 |
| Project Manager | 155.00 |
| Professional Engineer | 130.00 |
| • Civil Engineer | |
| • Traffic Engineer | |
| • Hydrology/Hydraulics Engineer | |
| • Environmental Engineer | |
| • Construction Engineer | |
| Planner | \$120.00 |
| Registered Landscape Architect | 120.00 |
| Registered Land Surveyor | 120.00 |

Technical Services

| <u>Classification</u> | <u>Hourly Rate</u> |
|--------------------------|--------------------|
| Senior Designer | \$110.00 |
| Designer | 95.00 |
| Senior Technician | 105.00 |
| Technician | 90.00 |
| Administrative Assistant | 80.00 |

Construction Services

| <u>Classification</u> | <u>Hourly Rate</u> |
|-----------------------|--------------------|
| Construction Manager | \$155.00 |
| Senior Inspector | 100.00 |
| Inspector | 85.00 |

Field Survey Services

| <u>Classification</u> | <u>Hourly Rate</u> |
|------------------------------------|--------------------|
| Two Man Survey Crew | \$135.00 |
| Three Man Survey Crew | 175.00 |
| One Man Robotic or GPS Survey Crew | 135.00 |
| 3-D Laser Scanning Survey Crew | 250.00 |

Expenses

Expenses (not limited) are not included in the service fees of this agreement unless specifically stated.

| | |
|--|------------------|
| Travel: | Cost |
| Travel and subsistence expenses (Lodging, meals, mileage, etc.) | |
| Subcontracts: | Cost |
| Sundries / Review/Submittal Fees: | Cost |
| Printing/reproductions: | Commercial Rates |

Review/submittal fees over \$200 are to be paid by the client directly to the jurisdictional agency.

CONTRACT TERMS AND CONDITIONS

PARTIES, SERVICES, ASSIGNMENT AND ENTIRE AGREEMENT – Ragan-Smith Associates, Inc., as an independent consultant, agrees to provide consulting services to the client for the Client's sole benefit and exclusive use. No third party beneficiaries are intended by this agreement. The ordering of services from Ragan-Smith constitutes acceptance of the terms and conditions set out in this Agreement. This Agreement may not be assigned by either party without prior written permission of the other party. This Agreement constitutes the entire understanding of Ragan-Smith and the Client and there are no other warranties or representation made other than as set forth herein and specifically within the Agreement.

STANDARD OF CARE – Ragan-Smith agrees to perform consulting services in accordance with the degree of care and skill ordinarily exercised by other reputable members of our profession under similar circumstances. No warranty expressed or implied is made or intended by this Agreement relating to the services provided by Ragan-Smith.

OPINIONS OF COST – When requested by the Client, Ragan-Smith will use its best efforts, experience and judgment to offer an opinion of estimated construction costs. Such opinions are based on available historical data and are intended to provide an estimate of cost. No warranty of the actual construction cost is expressed or implied.

INSURANCE – Ragan-Smith maintains insurance coverage including Workers' Compensation Insurance, Employer's Liability Insurance, Commercial General Liability Insurance, Automobile Liability Insurance and Professional Errors and Omission Insurance. Certificates of Insurance will be furnished upon request with limitations of not less than \$1,000,000.00. The City will also be named as additionally insured.

LIMITATION OF LIABILITY – In recognition of the relative risks and benefits of the project to both the Client and Ragan-Smith, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the total aggregate liability of Ragan-Smith and its sub-consultants to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, to \$1,000,000 or Ragan-Smith's applicable insurance, whichever is greater. Such claims and causes include, but are not limited to, claims for negligence, professional errors or omissions, negligent misrepresentation, strict liability, breach of contract, breach of warranty.

WAIVER OF CONSEQUENTIAL DAMAGE – Ragan-Smith and Client waive their right to recover consequential damages against each other, and Ragan-Smith and Client do hereby release each other from consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages including damages resulting from the termination of this Agreement.

PAYMENT TERMS – Client will be invoiced once each month for services performed during the preceding period. If payment is not received within thirty (30) days of the invoice date, the Client agrees to pay a service charge on any undisputed past due amount of one and one half percent (1 ½%) per month compounded monthly. The Client additionally agrees to pay all attorney fees, collection fees, court and lien costs, and other such expenditures incurred to satisfy any unpaid balance.

DISPUTE RESOLUTION/MEDIATION – In an effort to resolve any disputes that arise during or subsequent to the performance of services outlined in this Agreement, the Client and Ragan-Smith agree to submit all such disputes to mediation prior to the commencement of litigation.

TERMINATION – The Agreement may be only terminated for cause upon seven (7) days of written notice. In the event of termination, Ragan-Smith will be entitled to compensation for all services provided and expenses incurred up to and including the termination date.

COUNCIL COMMUNICATION

Meeting Date: 11/13/19

Item Title: Planning Commission Recommendations
Department: Planning
Presented by: Matthew Blomeley, AICP, Acting Planning Director
Requested Council Action:

| | |
|-------------|-------------------------------------|
| Ordinance | <input type="checkbox"/> |
| Resolution | <input checked="" type="checkbox"/> |
| Motion | <input type="checkbox"/> |
| Direction | <input type="checkbox"/> |
| Information | <input type="checkbox"/> |

Summary

Scheduling matters previously heard by the Planning Commission for public hearings before Council.

Staff Recommendation

Schedule public hearings for the three items below.

Background Information

During its regular meeting on November 6, 2019, the Planning Commission conducted public hearings on the three items listed below. After the public hearings, the Planning Commission discussed the matters and then voted to recommend their approval.

- a. Zoning application [2019-433] for approximately 23 acres located along Veterans Parkway to be rezoned from RS-10 to PRD (Veterans Cove PRD), Alcorn Properties, LLC applicant.
- b. Proposed amendment to the Zoning Ordinance regarding Section 24. Overlay District Regulations, Article VI. CCO, City Core Overlay District [2019-807], pertaining to the CCO zoning district, City of Murfreesboro Planning Department applicant.
- c. Zoning application [2019-438] for 2,348 lots (approximately 920 acres), as shown on accompanying map, to be zoned City Core Overlay (CCO), City of Murfreesboro Planning Department applicant.

Council Priorities Served

Engaging Our Community

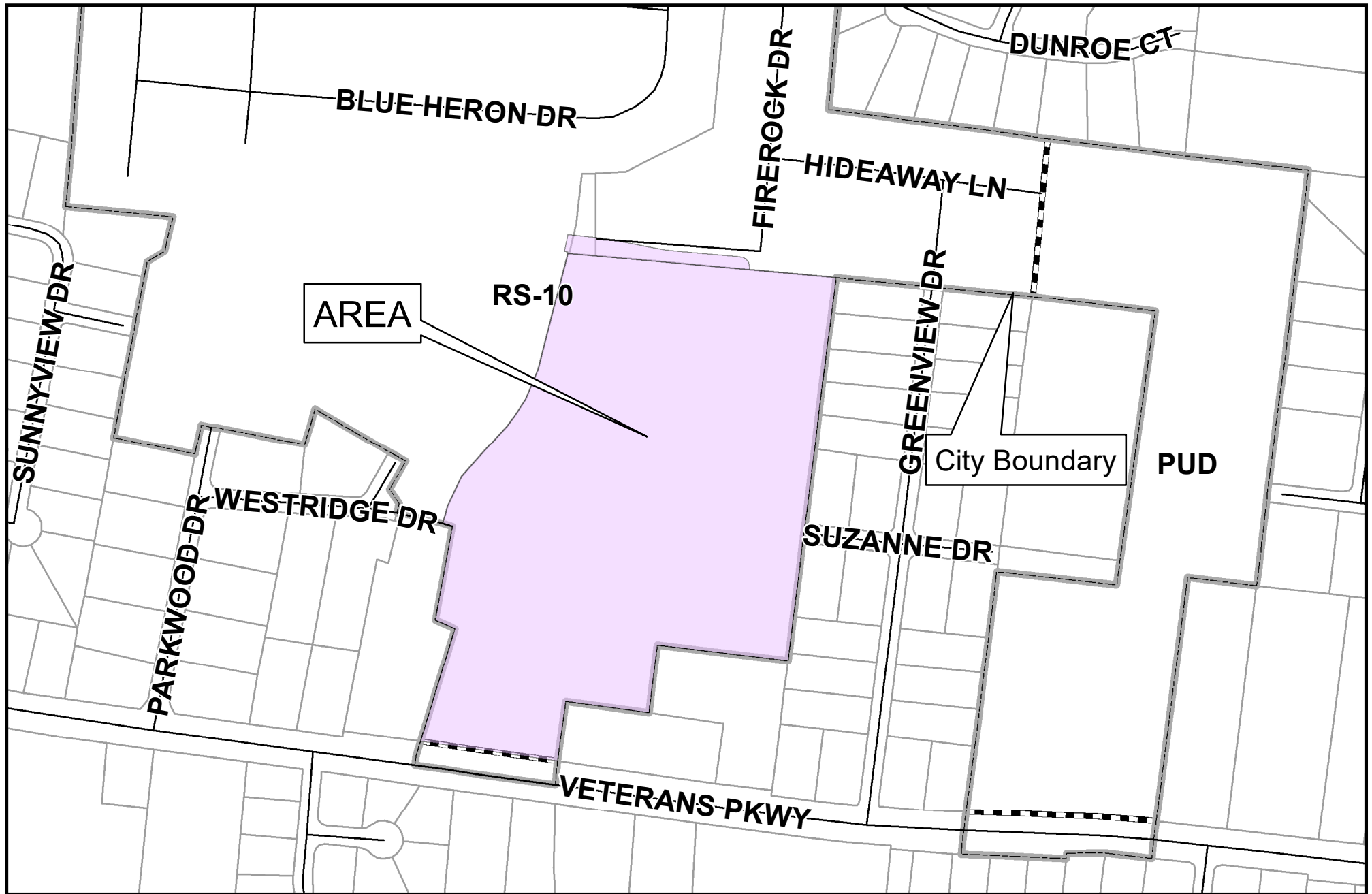
Public hearings are the official source of public input from stakeholders for zoning applications and Zoning Ordinance amendments.

Fiscal Impacts

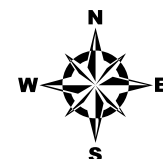
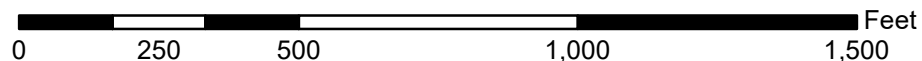
The only fiscal impact is the cost of advertising in the newspaper (exact cost unknown at this time).

Attachments:

1. Map for zoning application for approximately 23 acres located along Veterans Parkway
2. Map for zoning application for approximately 920 acres located in and around downtown Murfreesboro



Rezoning Request for Property Along Veterans Parkway RS-10 to PRD (Veterans Cove PRD)



Planning Department
City of Murfreesboro
11 W Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

COUNCIL COMMUNICATION

Meeting Date: 11/13/2019

| | |
|----------------------|---|
| Item Title: | Review of Farrer Contract to Sewer Buchanan Interchange (Outside Murfreesboro City Limits and Urban Growth Boundary) |
| Department: | Water Resources Department |
| Presented by: | Darren Gore |

Summary

Review of December 5, 2000 contract between City of Murfreesboro with Farrer's to provide sanitary sewer to outside City customers in the Buchanan interchange area.

Background Information

Staff considers the contract with the Farrer's satisfied in that the financial obligation of the Farrer's repaying the City \$2,000,000 in construction costs over a 20-yr period has been met in paid and booked sewer assessment fees.

| Period | Obligation | Assessment Fees | |
|-------------------|-------------|-----------------|---------------|
| 9-1-04 to 6-30-19 | \$1,500,000 | \$1,352,225.15 | <i>Paid</i> |
| 7-1-19 to 6-30-24 | \$500,000 | \$694,000 | <i>Booked</i> |
| Total | \$2,000,000 | \$2,046,225.15 | |

Council Priorities Served

Strong and Sustainable Financial and Economic Health

By allowing additional single-family units in the Buchanan and Elam Road Interchange Sanitary Sewer Assessment District (BERISSAD), the City would be giving sewer capacity to outside City residents or businesses that would otherwise be available to residents or businesses within the City or properties that could be annexed into Murfreesboro with the accompanying financial and economic benefits.

Fiscal Impacts

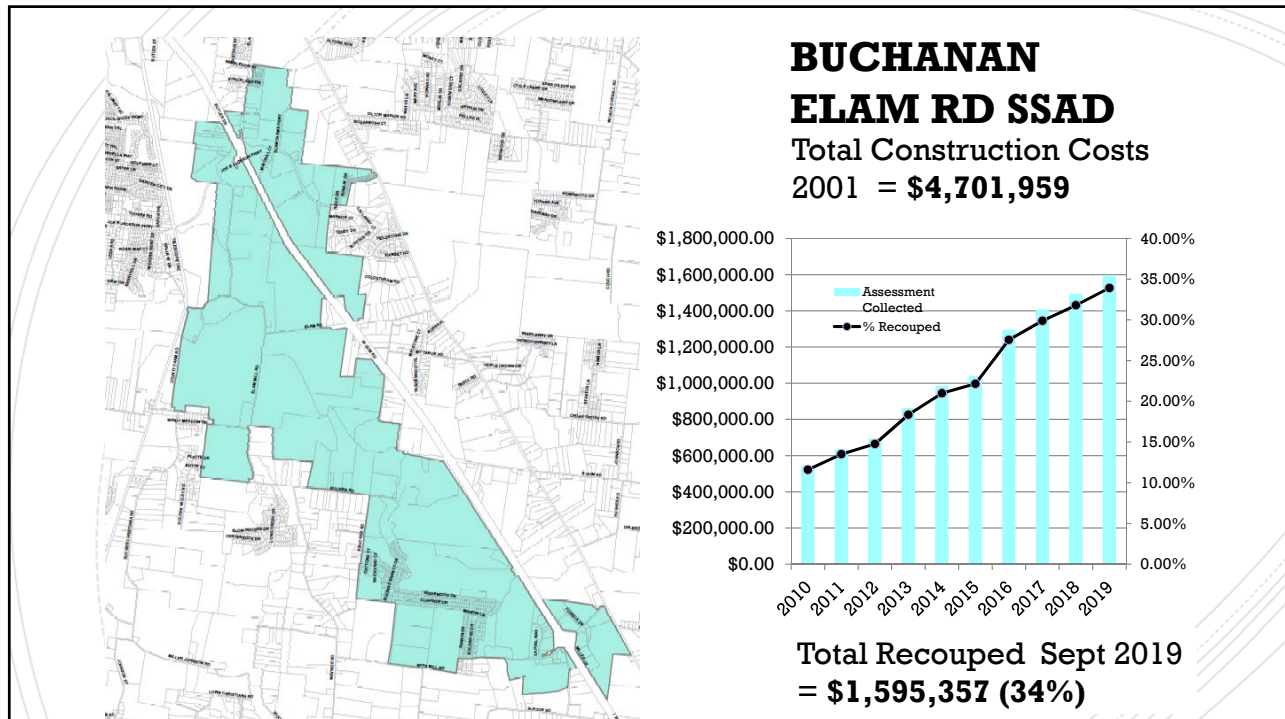
Payment of \$277,527.25 from the Water Resources Department to the Farrer Brothers would be contractually required. Additionally, the \$500,000 obligation would be deferred from 5-yrs over an unknown period and recouped as sewer connections were made from the 694 single-family units that are committed in the BERISSAD.

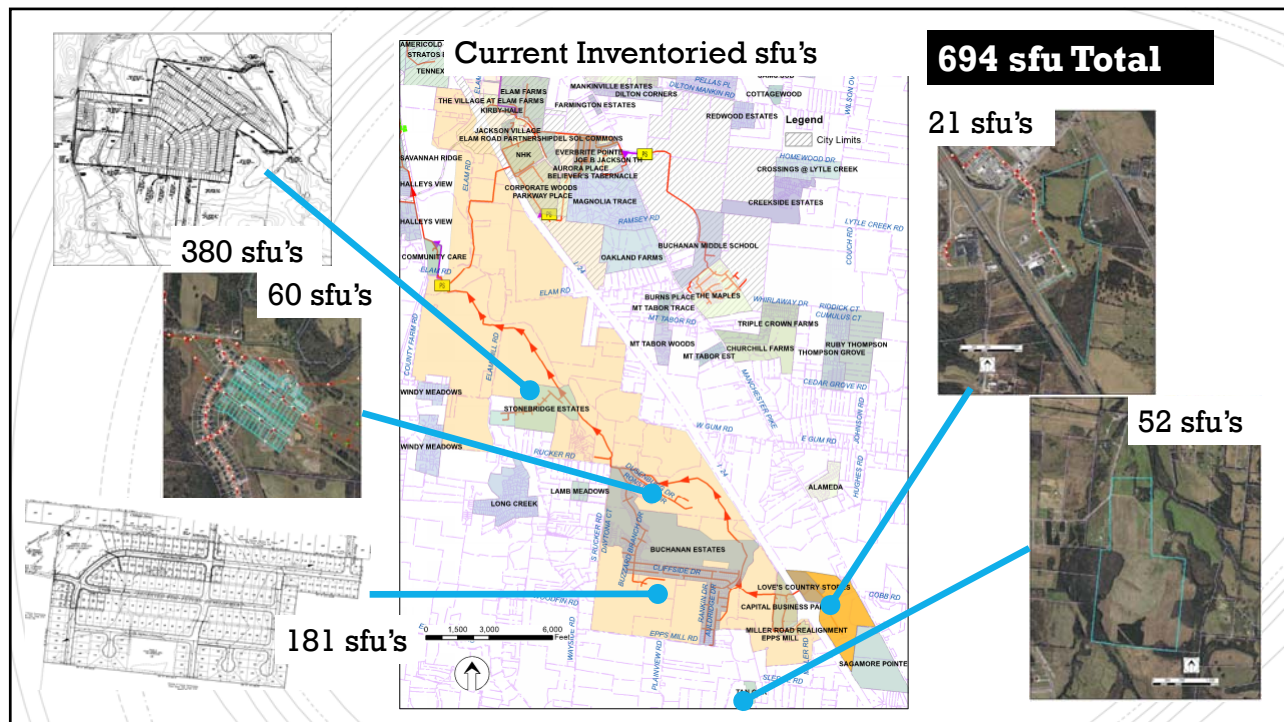
Attachments:

1. December 5, 2000 Contract between the City of Murfreesboro and the Farrer's
2. PowerPoint review of committed and received connection fees in BERISSAD.

Review of the Buchanan / Elam Special Sewer Assessment District

City Council Workshop
11/13/19





Buchanan / Elam Special Sanitary Sewer Assessment Payment Review

| Period | Obligation | Fees Paid / Booked | Farrer's Paid | MWRD Excess Revenue |
|-------------------|------------|--------------------|---------------|---------------------|
| Past | | | | |
| 9-1-04 to 6-30-19 | 1,500,000 | 1,352,225.15 | 277,527.85 | 129,753 |
| Future | | | | |
| 7-1-19 to 6-30-24 | 500,000 | 694,000 | - | 194,000 |
| Total | 2,000,000 | 2,046,225.15 | 277,527.85 | 323,753 |

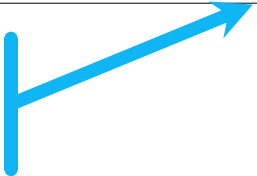
694 Inventoried sfu's
@ \$1,000 each

Contractually Defined as
"overpayment" and eligible
for recoupment

Farrer Recoupment Eligibility & Total sfu Count

| Period | Farrer's Overpayment | MWRD "Booked" Revenue | Funds Above Farrer Recoupment | # of Units Above Farrer Recoupment |
|-------------------|----------------------|-----------------------|-------------------------------|------------------------------------|
| 7-1-24 to 6-30-34 | 277,527.85 | 323,753 | 46,225.15 | 46.23 |

Additional Units "booked" above what's required to make the Farrer's whole



| | |
|---|--------|
| No Units Booked | 694 |
| Total Units Needed for Full Farrer Recoupment | 647.77 |

Questions / Comments?

CONTRACT

This Contract made and entered into on this the 5th day of December, 2000, by and between **CITY OF MURFREESBORO**, a municipal corporation located in Rutherford County, Tennessee, hereinafter referred to as "City" and **CHARLES FARRER** and **FRED FARRER**, citizens of Murfreesboro, Rutherford County, Tennessee, hereinafter referred to as "Farrer Brothers";

WITNESSETH

WHEREAS, Farrer Brothers own property at the Buchanan Interchange at I-24 in Rutherford County, Tennessee ("Buchanan Interchange") and desire to develop their property to City standards with City sanitary sewer; and

WHEREAS, the City is interested in extending a sewer trunk line to the Buchanan Interchange so development between Elam Road Interchange and Buchanan Interchange will be on City sanitary sewer; and

WHEREAS, Farrer Brothers are willing to contribute to and guarantee the payment of a significant portion of the costs of extending a sewer trunk line to the Buchanan Interchange.

Now, therefore, for and in consideration of the mutual benefits accruing to the parties, the parties hereto agree to the following:

1. The City will extend the sanitary sewer trunk line from the proposed sewer pump station on the Stuart Maples' farm (associated with the development of sewer at the Elam Road Interchange) to the Buchanan Interchange and create a Buchanan Interchange Special Sanitary Sewer Assessment District ("BISSSA

District") providing for a minimum of One Thousand Dollars (\$1,000.00) per lot assessment fee.

2. Farrer Brothers agrees to the payment of Two Million Dollars (\$2,000,000.00) of the construction costs of the sewer trunk line from the Stuart Maples' sewer pump station to the Buchanan Interchange, to provide the necessary easements, and to provide a first lien Deed of Trust ("Deed of Trust") on approximately 130 acres of Farrer Brothers property known as the Lemon Farm to secure this obligation. The Two Million Dollar (\$2,000,000.00) guaranteed payment from Farrer Brothers will be for twenty (20) years and payable at a minimum of one hundred (100) lots One Hundred Thousand Dollars (\$100,000.00) per year. (See section 6 dealing with the two percent (2%) administration fee.) The Deed of Trust shall be in place before the City lets the contract for the construction of the sewer trunk line and shall remain during the Payment Period. The Payment Period shall begin with substantial completion of the construction of the Buchanan Interchange sewer trunk line. Should Farrer Brothers make payment of the One Thousand Dollar (\$1,000.00) assessment fee for more than one hundred (100) lots in any year, the overpayment shall be credited to the next year's obligation. The Farrer Brothers' assessment per lot shall be that established for the BISSSA District.
3. Should other developers/builders/owners connect to the BISSSA District sewer trunk line and pay the special assessment, the total amount of the BISSSA District assessment so paid shall be credited to the Farrer Brothers' obligation and shall reduce the amount due from Farrer Brothers at their next annual

installment. The BISSSA District shall be developed in the same manner as similar special sanitary sewer assessment districts.

4. As payments are received from development in the BISSSA District, the acreage subject to the lien of the Deed of Trust may be reduced.
5. a) At the end of the twenty (20) year Payment Period, and payment of Two Million Dollars (\$2,000,000.00) on the BISSSA District from all developers within the District, an analysis shall be made of the number of lots developed by Farrer Brothers and on which the BISSSA District assessment fee was paid by Farrer Brothers and should there be greater payments by Farrer Brothers than One Thousand Dollars (\$1,000.00) for each lot developed by Farrer Brothers, Farrer Brothers shall be reimbursed same after the twenty (20) year period as funds are collected from the BISSSA District for a period of an additional ten (10) years or until any overpayment is recouped by Farrer Brothers, whichever is sooner. Any recoupment by Farrer Brothers shall be paid semi-annually.

b) Overpayment is defined as payments by Farrer Brothers to the BISSSA District fund, less the number of lots developed by Farrer Brothers in the BISSSA District multiplied by One Thousand Dollars (\$1,000.00). Should Farrer Brothers develop two thousand (2,000) or more lots in the BISSSA District, there shall be no recoupment.

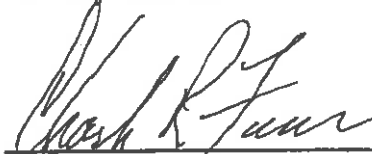
c) Any development by Farrer Brothers subject to the BISSSA District Assessment after the Payment Period and before the City has recouped all its investment in the BISSSA District, shall be subject to the same assessment fee as others in the BISSSA District at that time. If both the City and Farrer

Brothers have not recouped all due each, Farrer Brothers shall recoup their sum first, and then the City

d) For purposes of this agreement, it is understood that should Farrer Brothers develop commercial or industrial property in the BISSSA District, the assessment fee shall be based on the single family equivalency and this equivalency shall be used in all calculations.

6. For purposes of payment and recoupment, Farrer Brothers shall not receive any credit for two percent (2%) administration fee of the BISSSA District assessment fees deducted by the Water and Sewer Department from the BISSSA fund. The two percent (2%) administration fee shall be paid to the City Water and Sewer Department for administration of the BISSSA District. The two percent (2%) administration fee shall be collected by the City on the per lot assessment fee, but not on the shortfall payment made by Farrer Brothers, if any.
- 7 a) Farrer Brothers agrees to cooperate with the City and exercise their best efforts to have their property incorporated into the City's Urban Growth Boundary and into the corporate limits of the City and hereby waives all rights to contest annexation and inclusion into the City's Urban Growth Boundary, and to obtain the written agreement of their successors and assigns. Farrer Brothers agrees to execute a short agreement suitable for recording encumbering their property located within the BISSSA District which is presently owned or later acquired, so subsequent owners will be informed of this agreement, which runs with the land.

- b) Farrer Brothers understand that until the property is annexed into the City limits, the sewer rates are higher for out of City customers.
8. Farrer Brothers agrees to develop their property in the BISSA District to City standards and in accordance with the City's subdivision regulations, as amended, prior to annexation into the City.
9. This Contract may be terminated by Farrer Brothers if (i) the engineering design contract is not executed within thirty (30) days; (ii) the job advertised within forty-five (45) days of completion of the design and receipt of all required review; (iii) the contract to construct entered within thirty (30) days of opening bids; and (iv) Notice to Proceed within fifteen (15) days of execution of Contract.
10. This Contract is binding upon the heirs, successors and assigns of the parties.
11. This Contract is subject to approval of the City Council.

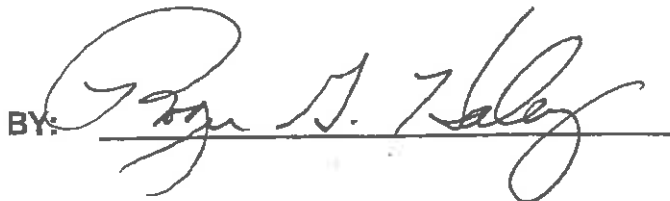


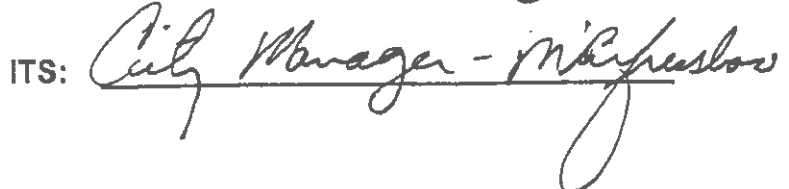
Charles Farrer



Fred Farrer

CITY OF MURFREESBORO

BY: 

ITS: 
City Manager - Murfreesboro

This Contract approved as to form on
this the 5th day of December, 2000.



Thomas L. Reed, Jr., City Attorney

COUNCIL COMMUNICATION

Meeting Date: 11/13/2019

Item Title: Murfreesboro City Schools Technology Purchase
Department: Administration
Presented by: Erin Tucker, Budget Director

Summary

Funding for the purchase of staff and student computers.

Staff Recommendation

Adopt Resolution 19-R-25 providing for on-time funding to technology purchases.

Background Information

The 2020 Community Investment Program (CIP) includes a request for \$1.3 million in 2020 and \$875,000 in 2021 for technology purchases for Murfreesboro City Schools (MCS). The technology purchases consist of laptop computers for staff and Chromebook tablets for students. Staff proposes transferring the 2020 request out of the General Fund to City Schools rather than fund out of future borrowings. The 2021 request will be considered as part of FY 21's Operating and CIP Budget process and is not part of the recommended approvals at this time.

Resolution 19-R-25 amends the MCS budget appropriation and excludes the allocated amount from the City's continuation of effort calculation. MCS Board will be presented a Resolution acknowledging this one-time purchase and budget amendment on November 12, 2019.

In addition, budget amendment Ordinance 19-O-39 has been revised and will be presented for approval to appropriate funding from the General Fund for this transfer to Murfreesboro City Schools.

Council Priorities Served

Strong and Sustainable Financial and Economic Health

Purchase of the requested technology equipment out of Fund Balance will eliminate the need for short-term financing and unnecessary interest expense costs.

Fiscal Impacts

Increase transfer to City Schools budget by \$1.3 million on a one-time basis and increase City School's budget by \$1.3 million.

Attachments:

1. Resolution 19-R-25
2. School Resolution submitted November 12, 2019
3. Student Chromebook Project Sheet
4. Teacher/Staff Computers Project Sheet

RESOLUTION 19-R-25 amending the 2019-2020 Murfreesboro City Schools Budget (1st Amendment).

WHEREAS, the City Council adopted the 2019-2020 Murfreesboro City Schools Budget by motion; and,

WHEREAS, the City Council adopted Resolution 19-R-13 on June 12, 2019 to implement the 2019-2020 Murfreesboro City Schools Budget; and

WHEREAS, the Murfreesboro City School Board adopted a resolution at a regular meeting held on November 12, 2019, requesting that the City Council make a one-time appropriation in the amount of \$1.3 million from the City General Fund to the Murfreesboro City Schools to be used for the purchase of laptop computers for MCS staff and Chromebook tablets for students, such resolution attached hereto as Exhibit 1;

WHEREAS, the Murfreesboro City School Board acknowledged that because the requested transfer of funds would be a one-time appropriation, it would not increase or otherwise affect the City’s maintenance-of-effort obligation under state law; and

WHEREAS, it is now desirable and appropriate to adjust and modify the 2019-2020 Murfreesboro City Schools Budget by this Resolution to reflect this request incorporate expenditure decisions made by the Murfreesboro City School Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. The 2019-2020 Murfreesboro City Schools Budget as adopted by the City Council is hereby revised and amended as shown on Exhibit 1.

SECTION 2. This Resolution shall be effective immediately upon its passage and adoption, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

RESOLUTION

A RESOLUTION OF THE MURFREESBORO CITY BOARD OF EDUCATION REQUESTING A ONE-TIME APPROPRIATION OF \$1.3 MILLION FROM THE CITY GENERAL FUND TO THE MURFREESBORO CITY SCHOOLS AND AMENDING THE MURFREESBORO CITY BOARD OF EDUCATION'S FISCAL YEAR 2020 BUDGET

WHEREAS, the Murfreesboro City Board of Education ("MCS") has previously requested that the City of Murfreesboro ("City") include allocations of \$1.3 million in Fiscal Year 2020 and \$875,000 in Fiscal Year 2021 in the City's 2020 Community Investment Program ("CIP") to be used for the purchase of laptop computers for MCS staff and Chromebook tablets for students;

WHEREAS, City staff has proposed that instead of paying for the Fiscal Year 2020 request out of future CIP borrowings that \$1.3 million be transferred from the City General Fund to MCS for technology purchases anticipated in Fiscal Year 2020; and

WHEREAS, MCS acknowledges that this transfer would constitute a one-time appropriation from the City General Fund to MCS Budget for Fiscal Year 2020 and that as such this transfer would not increase or otherwise affect the City's maintenance-of-effort obligation under state law; and

WHEREAS, MCS further acknowledges that the request for \$875,000 for Fiscal Year 2021 will be considered by the City as part of the City's Operating and CIP Budget processes.

THEREFORE, BE IT RESOLVED THAT THE MURFREESBORO CITY BOARD OF EDUCATION that the MCS Fiscal Year 2020 Budget be amended as presented in Exhibit A hereto, subject to approval by the Murfreesboro City Council.

Passed on the 12th of November 2019.

Yeas: ____ Nays: ____

Butch Campbell, Chair

Linda Gilbert, Director of Schools

2019-2020

| ACCOUNT | ORIGINAL BUDGET | AMENDED BUDGET | AMENDMENT INCREASE (DECREASE) |
|---|--------------------|-------------------|-------------------------------------|
| <u>GENERAL PURPOSE SCHOOL FUND</u> | | | |
| REVENUES | | | |
| CITY GENERAL FUND TRANSFERS | - | 1,300,000 | 1,300,000 |
| INCREASE IN REVENUES | | | <u>1,300,000</u> |
| EXPENDITURES | | | |
| REGULAR CAPITAL OUTLAY (76100) | 60,500 | 1,360,500 | 1,300,000 |
| INCREASE IN EXPENDITURES | | | <u>1,300,000</u> |
| CHANGE IN USE OF FUND BALANCE (CASH) | \$ 2,942,201 | \$ 2,942,201 | <u>\$ -</u> |

Department Schools
Project Name Student Computers/Chromebooks
Description Purchase Chromebook computers to replace current student laptops
Justification Current units are 5 years old and are experiencing breakdowns. Many units are broken and replacement parts are no longer available from the manufacturer so they have to be purchased from 3rd party sources. Cost of many repairs exceed the value of the computer. Units are considered "end-of-life and not supported by the manufacturer.

Return

Supplemental Information New school opening and providing adequate units for student access. First year is for 2:1 for 2nd - 6th grades, second year is for an additional 2:1 for Pre-K through 1st grade. This will move to the operating budget with a replacement cycle.

Cost Summary

Note: all project costs should be included - even if not funded from CIP

| | Project Budget | Costs to Date | Amount Remaining |
|----------------------|----------------|---------------|------------------|
| Engineering | | | 0 |
| Construction Mgmt | | | 0 |
| Land/ROW | | | 0 |
| Construction | | | 0 |
| Equipment | \$1,275,000 | | 1,275,000 |
| Furniture & Fixtures | | | 0 |
| Architect | | | 0 |
| Other | | | 0 |
| Total | \$ 1,275,000 | \$ - | \$ 1,275,000 |

check figure

0 this number should be zero

Annual Operating Costs:

Personnel (Salaries & Benefits)
 Utilities
 Fuel
 Insurance
 Fixed Assets
 Other Operating Costs

Total 0

Funding Sources

| | Previous Years | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|-------------------|----------------|-----------|-----------|------|------|------|-----------|
| CIP | 0 | \$850,000 | \$425,000 | | | | 1,275,000 |
| Federal | 0 | | | | | | 0 |
| State | 0 | | | | | | 0 |
| Rutherford County | 0 | | | | | | 0 |
| MWRD | 0 | | | | | | 0 |
| Stormwater | 0 | | | | | | 0 |
| General Fund | 0 | | | | | | 0 |
| Other | 0 | | | | | | 0 |
| Total | 0 | 850,000 | 425,000 | 0 | 0 | 0 | 1,275,000 |

| | |
|--------------------------|--|
| Department | Schools |
| Project Name | Teacher & Staff Computers |
| Description | New Laptop Computers for the Teachers and Staff |
| Justification | Current laptops are 5+ years old. We are experiencing some issues with these units and we cannot purchase parts from the manufacturer any longer. We have to go to third party vendors and the cost of parts is not worth the investment in a 5 year old computer. |
| Supplemental Information | First year is to replace the units and the subsequent years is for additional staff. |

[Return](#)

Cost Summary

Note: all project costs should be included - even if not funded from CIP

| | Project Budget | Costs to Date | Amount Remaining |
|----------------------|----------------|---------------|------------------|
| Engineering | | | 0 |
| Construction Mgmt | | | 0 |
| Land/ROW | | | 0 |
| Construction | | | 0 |
| Equipment | \$900,000 | | 900,000 |
| Furniture & Fixtures | | | 0 |
| Architect | | | 0 |
| Other | | | 0 |
| Total | \$ 900,000 | \$ - | \$ 900,000 |

check figure **0 this number should be zero**

Annual Operating Costs:

| |
|---------------------------------|
| Personnel (Salaries & Benefits) |
| Utilities |
| Fuel |
| Insurance |
| Fixed Assets |
| Other Operating Costs |
| Total |

Funding Sources

| | Previous Years | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|-------------------|----------------|---------|---------|------|------|------|---------|
| CIP | 0 | 450,000 | 450,000 | | | | 900,000 |
| Federal | 0 | | | | | | 0 |
| State | 0 | | | | | | 0 |
| Rutherford County | 0 | | | | | | 0 |
| MWRD | 0 | | | | | | 0 |
| Stormwater | 0 | | | | | | 0 |
| General Fund | 0 | | | | | | 0 |
| Other | 0 | | | | | | 0 |
| Total | 0 | 450,000 | 450,000 | 0 | 0 | 0 | 900,000 |

COUNCIL COMMUNICATION

Meeting Date: 11/13/2019

Item Title: Budget Amendment Ordinance 19-O-39

Department: Finance

Presented by: Melissa Wright

Requested Council Action:

| | |
|-------------|-------------------------------------|
| Ordinance | <input checked="" type="checkbox"/> |
| Resolution | <input type="checkbox"/> |
| Motion | <input type="checkbox"/> |
| Direction | <input type="checkbox"/> |
| Information | <input type="checkbox"/> |

Summary

Modification of the 2019-2020 Budget to incorporate expenditure decisions made during the 2019-2020 fiscal year.

Staff Recommendation

Amend Ordinance 19-O-39 before 2nd reading, and then approve as amended.

Background Information

At the October 24, 2019 City Council meeting, Council approved the budget amendment, on first reading.

The exhibit attached includes revisions to the General Fund.

Fire

The Christy-Houston Foundation has awarded the Fire department a grant to purchase medical and protective equipment for an Active Shooter/Assailant Event. Revenues are increasing by \$98,250 and expenditures are increasing by \$98,250.

Police

The Department of Justice has awarded the 2019 JAG Grant to the Police Department. Additionally, the County's portion of the 2018 JAG Grant was unable to be spent during the FY 2019 fiscal year. Expenditures are increasing by \$93,791.

The State has awarded the Police Department two grants, one for Community-Based Traffic Enforcement and Education and the other for Specialized Motorcycle Enforcement. Expenditures are increasing by \$81,033.

Community Development

As in prior years, the Community Development budget is being adjusted to align with the actual grant award for the current year, which was not available until after budget adoption, as well as, the final amounts of carryover from the previous years' grants and adjustment to Program Income. Revenues are increasing by \$8,795 and expenditures are increasing by \$8,795.

Non-Departmental Transfers

Funding request for \$1.3 million for technology purchases for Murfreesboro City Schools (MCS), including laptop computers for staff and Chromebook tablets for students. Funding to be from General Fund fund balance instead of the previously discussed 2020 Community Investment Program (CIP). Expenditures are increasing by \$1,300,000.

Council Priorities Served

Strong and Sustainable Financial and Economic Health

Presenting budget amendments ensures that the Financial Policies adopted by Council, which lay the groundwork for economic health, are maintained.

Fiscal Impacts

The proposed budget amendments decrease the General Fund fund balance by \$1,473,349.

Attachments:

Ordinance 19-O-39 and Exhibit A

ORDINANCE 19-O-39 amending the 2019-2020 Budget (1st Amendment).

WHEREAS, the City Council adopted the 2019-2020 Budget by motion; and,

WHEREAS, the City Council adopted an appropriations ordinance, Ordinance 19-O-12, on June 13, 2019 to implement the 2019-2020 Budget; and,

WHEREAS, it is now desirable and appropriate to adjust and modify the 2019-2020 Budget by this Ordinance to incorporate expenditure decisions made during the 2019-2020 fiscal year.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. The 2019-2020 Budget adopted by the City Council is hereby revised and amended as shown on Exhibit A, attached hereto.

SECTION 2. That this Ordinance take effect immediately upon and after its passage upon second and final reading, as an emergency Ordinance, an emergency existing, and it being imperative to provide for the necessary expenses, general and special, of said City of Murfreesboro for the Fiscal Year 2019-2020 at the earliest practicable time, the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

SEAL

| Department | Account | BUDGET AS PASSED OR PREV AMENDED | AMENDED BUDGET | AMENDMENT INCREASE (DECREASE) |
|-------------------------------|--|--|-------------------|-------------------------------------|
| General Fund | | | | |
| <u>Revenues</u> | <u>Revenues</u> | | | |
| Fire Department | Other Grant Revenues | \$ - | \$ 98,250.00 | \$ 98,250.00 |
| Community Development | Community Development Grant | \$ 937,733.00 | \$ 916,528.49 | \$ (21,204.51) |
| Community Development | Community Development Program Income | \$ 50,000.00 | \$ 80,000.00 | \$ 30,000.00 |
| | | | | <u>\$ 107,045.49</u> |
| <u>Expenditures</u> | <u>Expenditures</u> | | | |
| Fire Department | Grant Expenses | \$ - | \$ 98,250.00 | \$ 98,250.00 |
| Police Department | Jag Grant Expense | \$ - | \$ 93,791.00 | \$ 93,791.00 |
| Police Department | Public Safety Grants | \$ - | \$ 18,247.32 | \$ 18,247.32 |
| Police Department | Overtime Wages | \$ 1,400,000.00 | \$ 1,462,785.74 | \$ 62,785.74 |
| Community Development | Administration | \$ 160,147.00 | \$ 159,897.00 | \$ (250.00) |
| Community Development | Acquisition | \$ 305,000.00 | \$ 335,000.00 | \$ 30,000.00 |
| Community Development | Child Abuse Prevention | \$ - | \$ 10,299.00 | \$ 10,299.00 |
| Community Development | Childcare Services | \$ - | \$ 8,400.00 | \$ 8,400.00 |
| Community Development | Youth/Crime Prevention | \$ - | \$ 7,000.00 | \$ 7,000.00 |
| Community Development | Healthcare | \$ - | \$ 31,049.00 | \$ 31,049.00 |
| Community Development | Job Training | \$ - | \$ 18,500.00 | \$ 18,500.00 |
| Community Development | Homeless Prevention | \$ - | \$ 21,250.00 | \$ 21,250.00 |
| Community Development | Domestic Abuse | \$ - | \$ 11,000.00 | \$ 11,000.00 |
| Community Development | Housing Rehabilitation | \$ 91,586.00 | \$ 77,133.49 | \$ (14,452.51) |
| Community Development | Affordable Housing | \$ 100,000.00 | \$ 110,000.00 | \$ 10,000.00 |
| Community Development | Elderly | \$ - | \$ 6,000.00 | \$ 6,000.00 |
| Community Development | Public Service Grants | \$ 130,000.00 | \$ - | \$ (130,000.00) |
| Non-Departmental Transfers | Transfer to Schools - One Time Reimbursement | \$ - | \$ 1,300,000.00 | \$ 1,300,000.00 |
| | | | | <u>\$ 1,581,869.55</u> |
| CHANGE IN FUND BALANCE (CASH) | CHANGE IN FUND BALANCE (CASH) | \$ 1,475.00 | \$ (1,473,349.06) | (1,474,824.06) |

COUNCIL COMMUNICATION

Meeting Date: 11/13/2019

Item Title: Financial and Operating Dashboard – July thru September 2019
Department: Administration
Presented by: Erin Tucker, Budget Director

Summary

July, August & September 2019 Financial and Operating Dashboard

Background Information

A Financial Dashboard template has been developed to provide Council with critical information monthly. This information will be included in the workshop agenda each month. Monthly presentations are not anticipated; however, with the available information Council may have questions and comments related to the financial condition of the City.

Council Priorities Served

Strong and Sustainable Financial and Economic Health

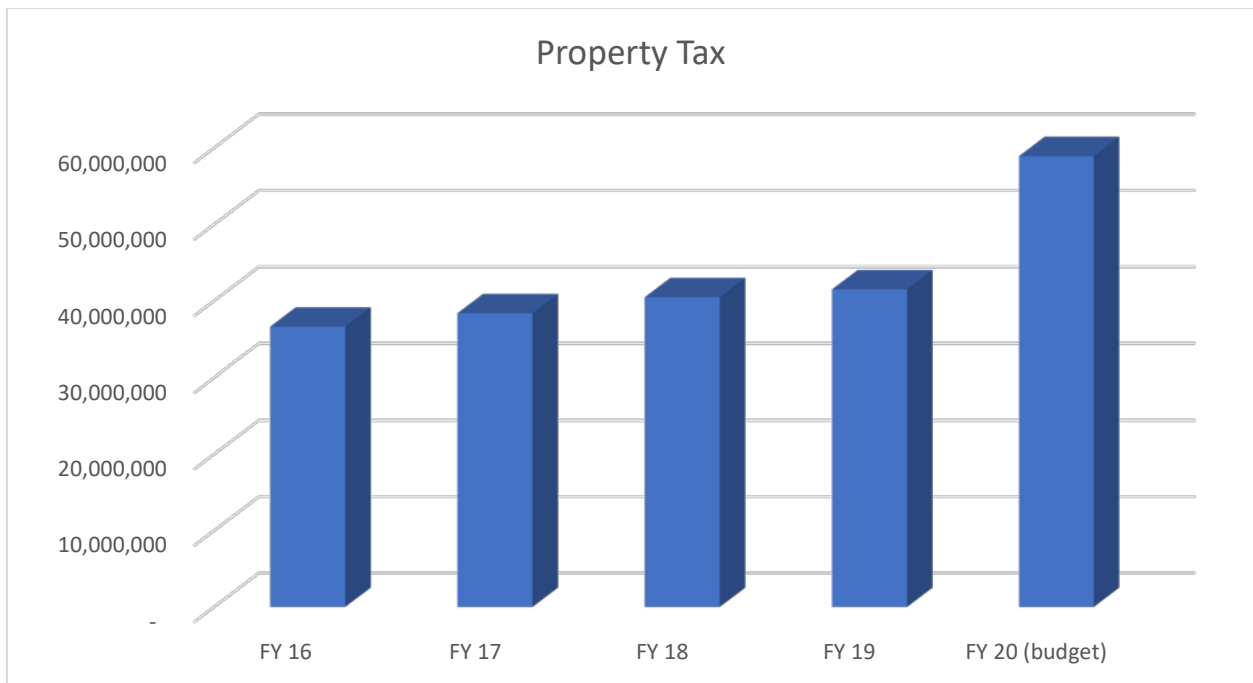
Providing Council with assessable financial information on a regular basis assists in critical decision-making about the fiscal affairs of the City.

Fiscal Impacts

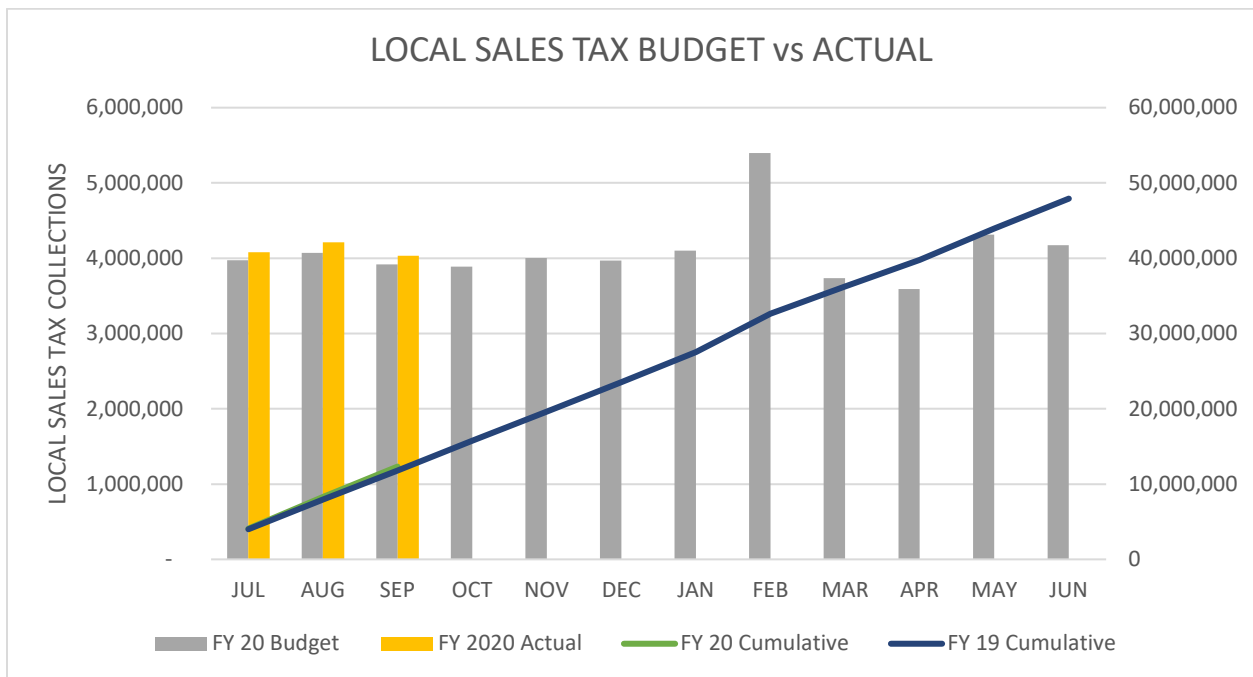
None

Attachments:

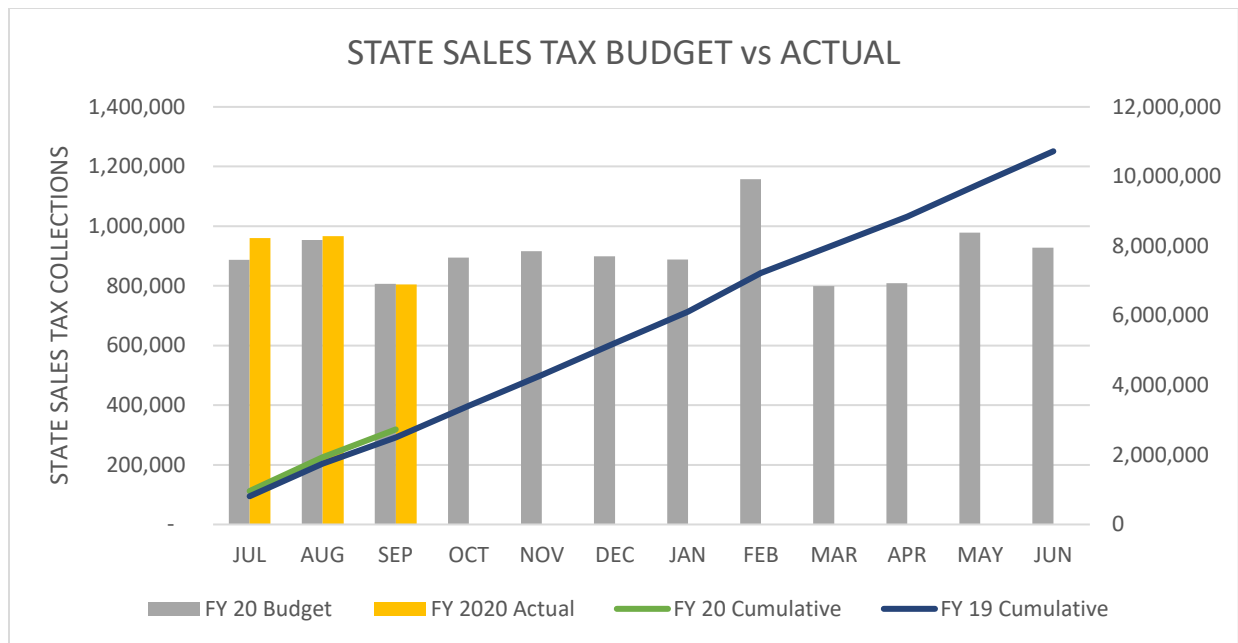
July-September, 2019 Dashboard



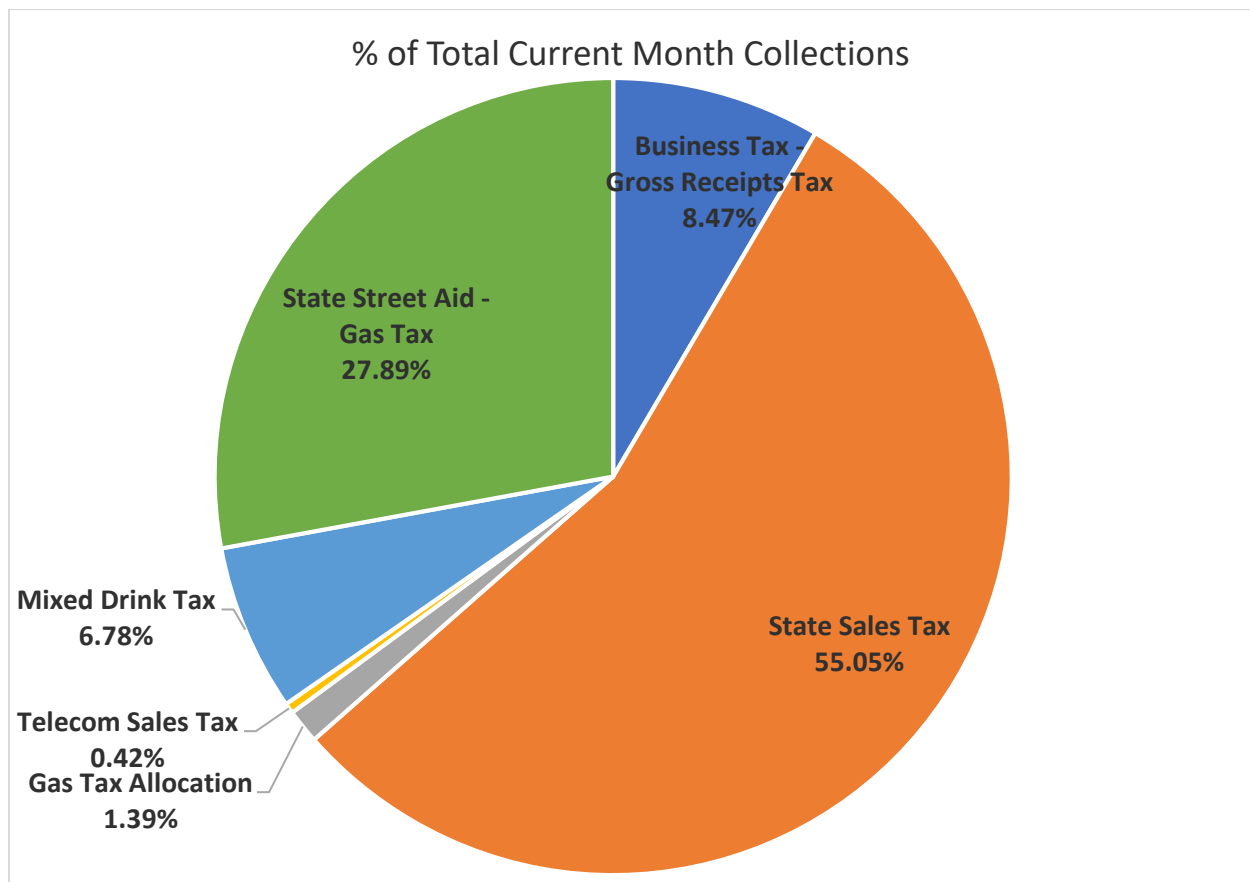
Property Tax notices were mailed in early October. The Assessor's office tax roll is \$59.2m, approximate \$300k more than budgeted.



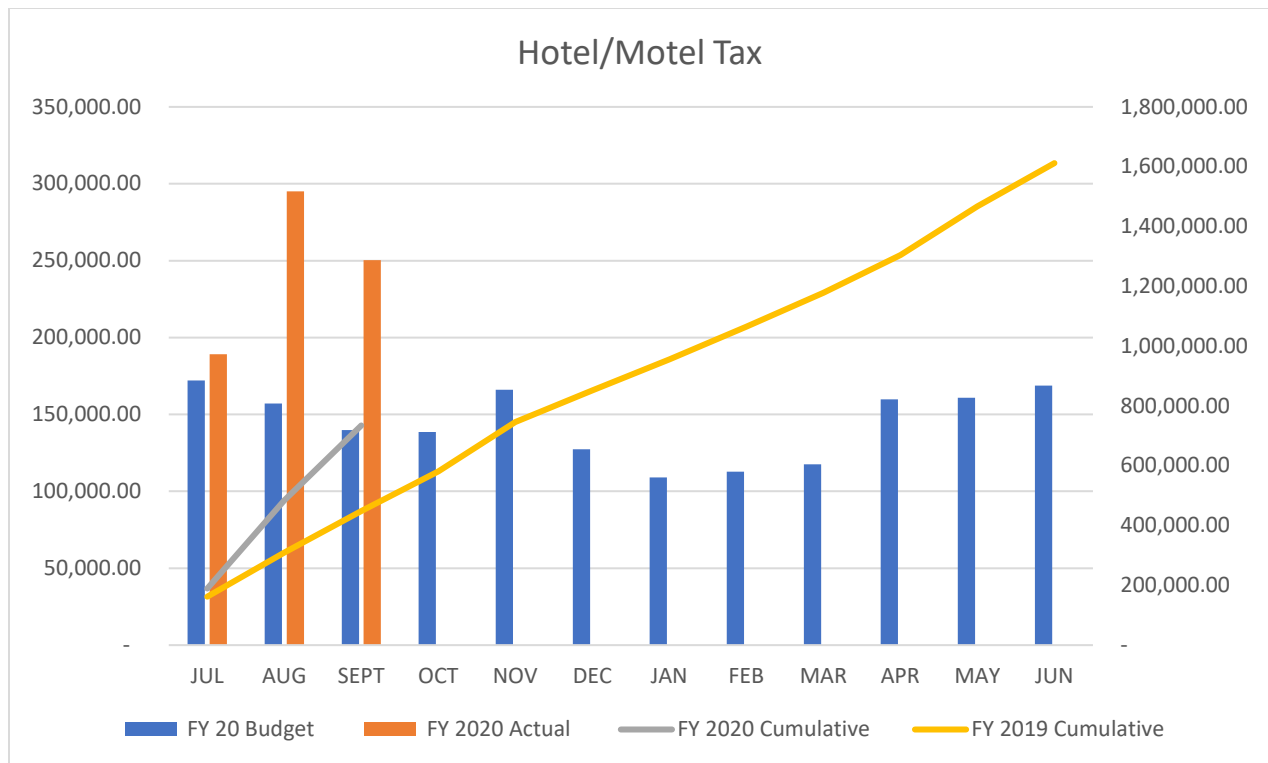
Local Option Sales Tax is trending 4.3% above FY19, approximately about 3% above budget.



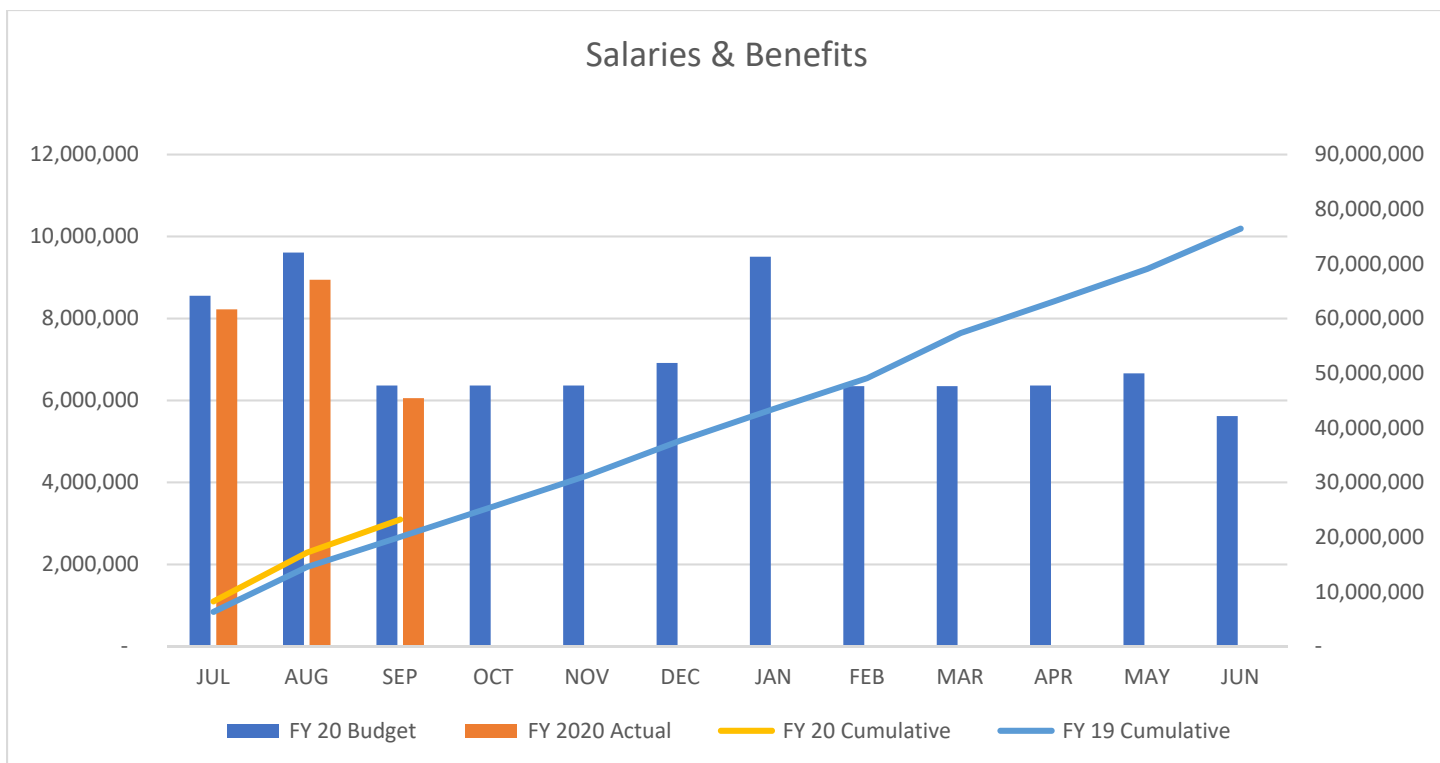
State Sales Tax is trending 3% above budget, 9% higher than FY19 due to the special census results.



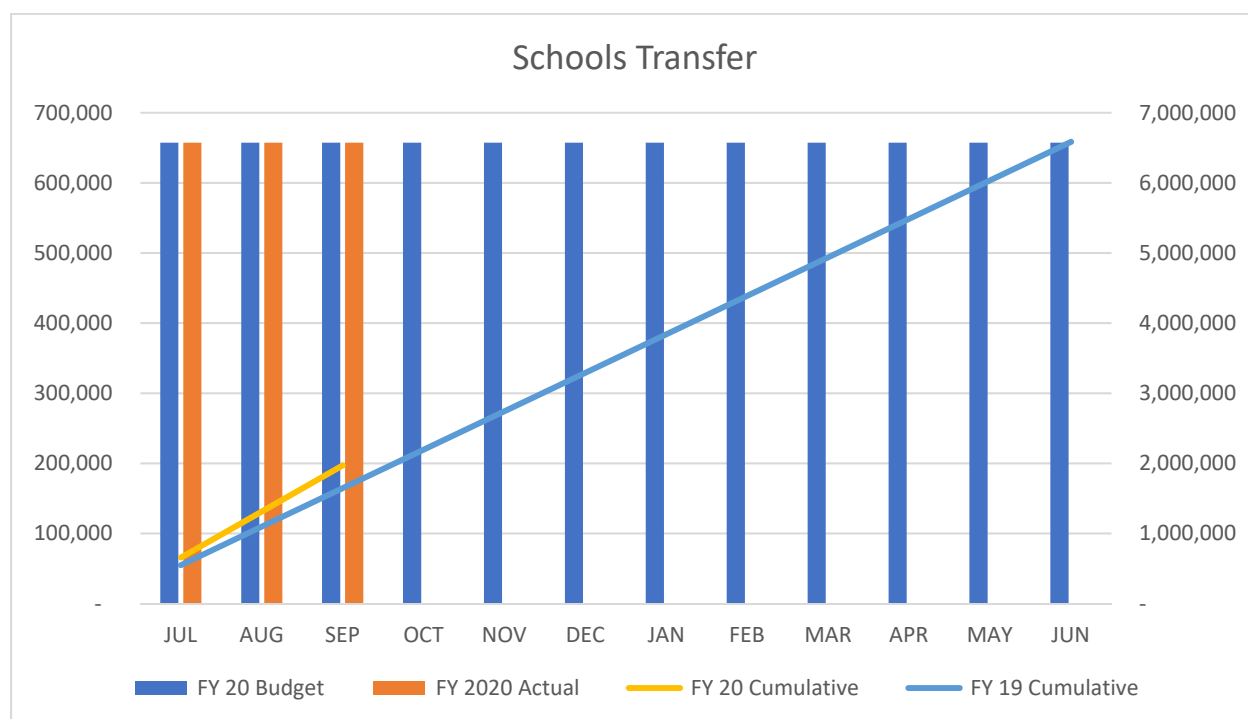
Sales Tax makes up the majority of the State Shared collections, followed closely by the State Street Aid Gas Tax, which is restricted to road improvements. Business License Taxes and Mixed Drink Taxes make up the majority of the remaining collections.



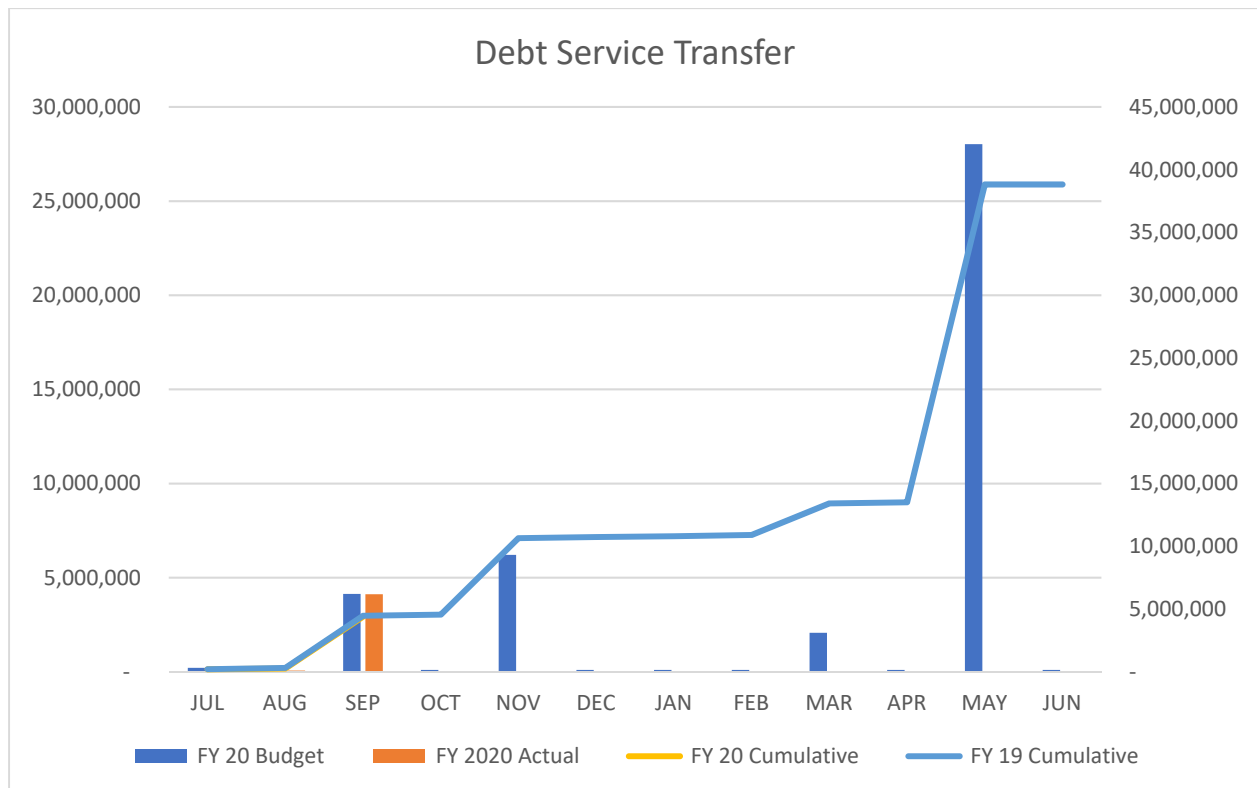
With the increase in the Hotel/Motel Tax, collections are consistent with budget and FY19's reported gross receipts. Finance has budgeted to conduct a Hotel/Motel Tax audit in FY20.



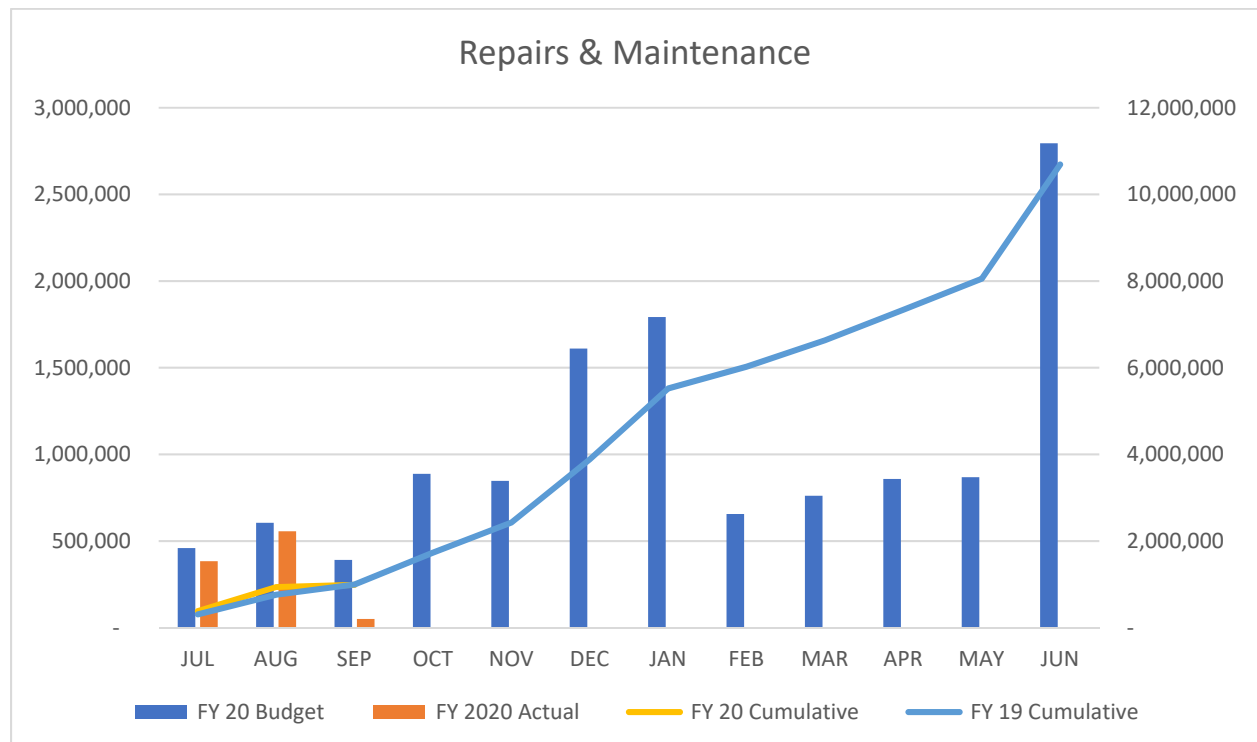
Salaries & Benefits are trending slightly under budget due. As of October, the City has 925 FTE positions filled and 60 vacancies.



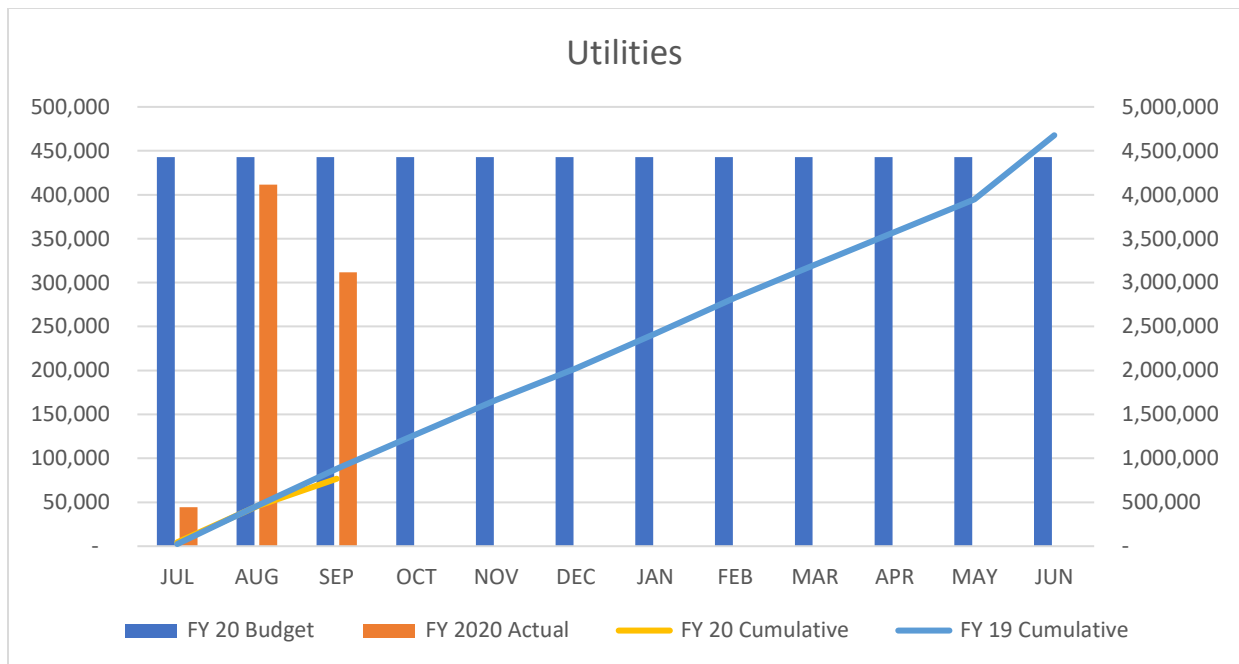
Budgeted Transfers to City Schools increased by \$1.3m from FY19. This transfer is made in monthly increments evenly distributed throughout the year.



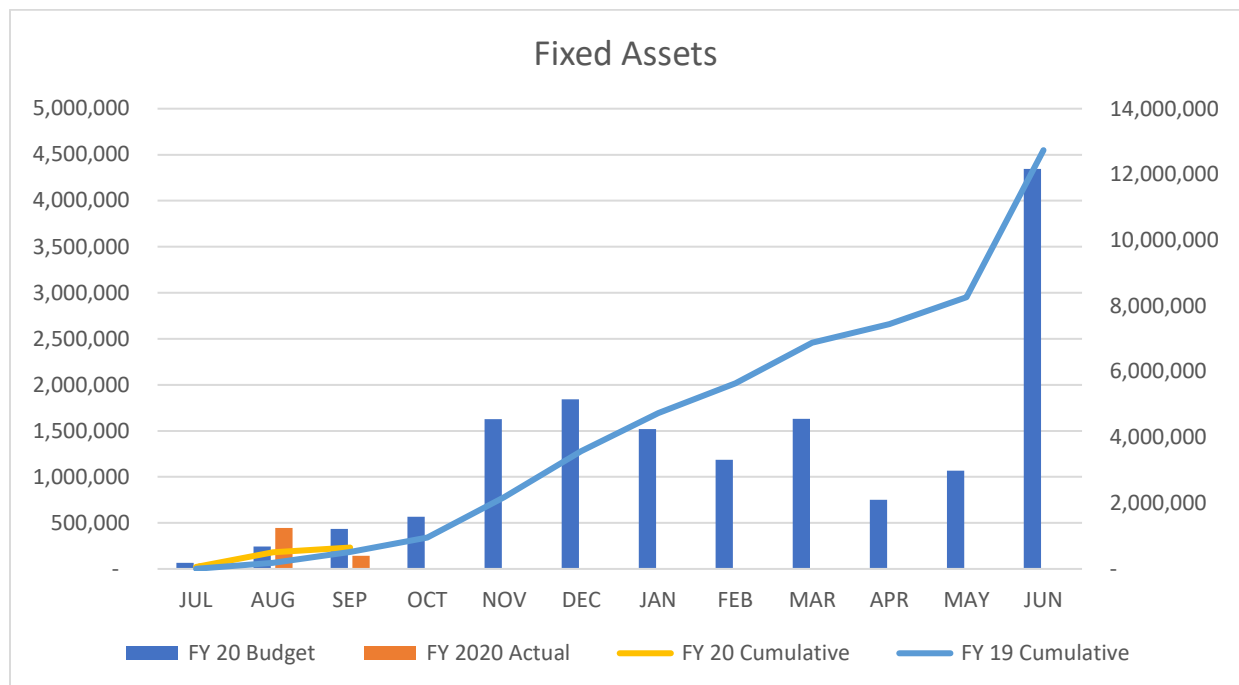
The budgeted Debt Service Transfer increased by \$1.4m related to the FY19 \$58M SunTrust loan and anticipated debt service for FY 20 debt of \$25m.



Repairs & Maintenance are 7% of General Fund budgeted expenses. This includes maintenance of software (\$1.1m), fleet services (\$3.5m). Police R&M for radios, mobile data terminals, etc. totals \$1.3m. State Street Aid R&M of streets, markings and right of way totals \$4m. These expenses are seasonal and fluctuate depending on contract timing and timing of repairs.



Utilities are budgeted flat compared to FY19 except for the increased costs for the MED Fiber Utility (\$135,000); Voice Over Internet Phones (VOIP - \$84,000); and Solid Waste Fees (\$105,500).



\$15.3M budgeted for Fixed Assets in FY 20 includes:

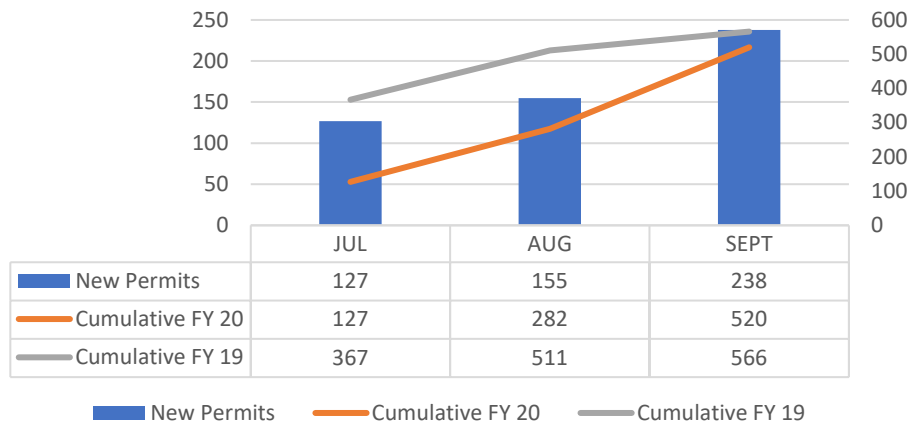
- \$11m in Infrastructure for grant funded road construction
- \$2m – Transit Facility
- \$540k software & computer hardware
- \$430k Recreation equipment
- \$370k public safety
- \$167k public works

CITY OF MURFREESBORO
DEVELOPMENT SERVICES
BUILDING AND CODES

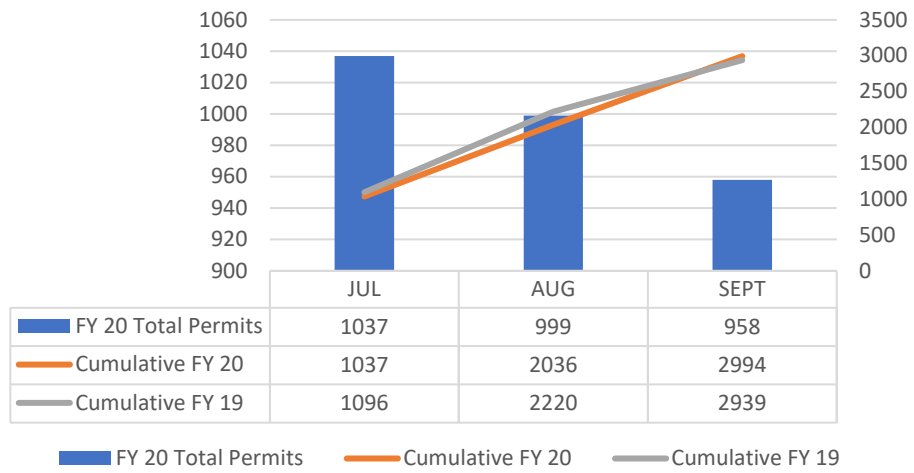
JULY-SEPTEMBER 2020 DASHBOARD

| | 2020 | | | 2019 | | |
|---|-------------|-----------|-----------|-------------|-----------|-------------|
| | JULY | AUGUST | SEPTEMBER | JULY | AUGUST | SEPTEMBER |
| New Dwelling Units (sfd's, townhomes & apt's) | 127 | 155 | 238 | 367 | 144 | 55 |
| Total Permits (all types) | 1037 | 999 | 958 | 1096 | 1124 | 719 |
| Revenue (monthly) | \$314,962 | \$295,238 | \$333,789 | \$352,393 | \$368,303 | \$289,388 |
| Total Revenue (total for fiscal yr.) | \$314,962 | \$610,200 | \$943,989 | \$352,393 | \$720,696 | \$1,010,084 |

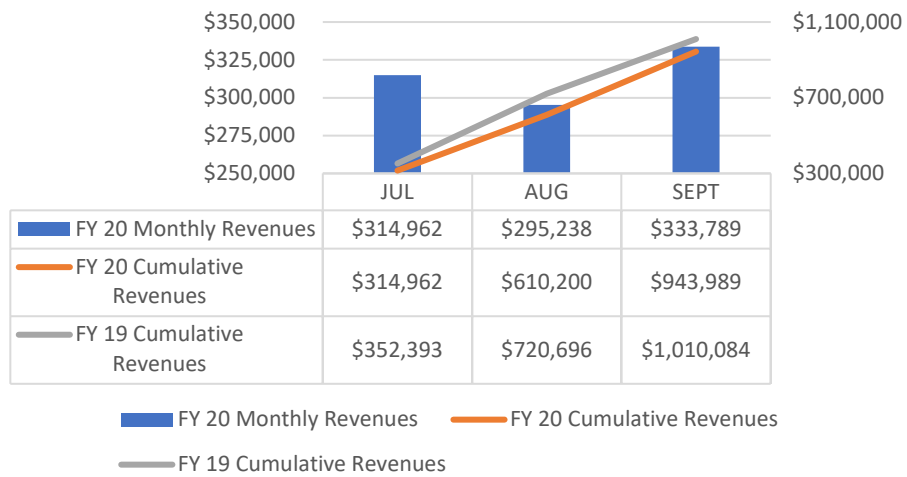
New Dwelling Units (Single Family, Townhomes & Apartments)

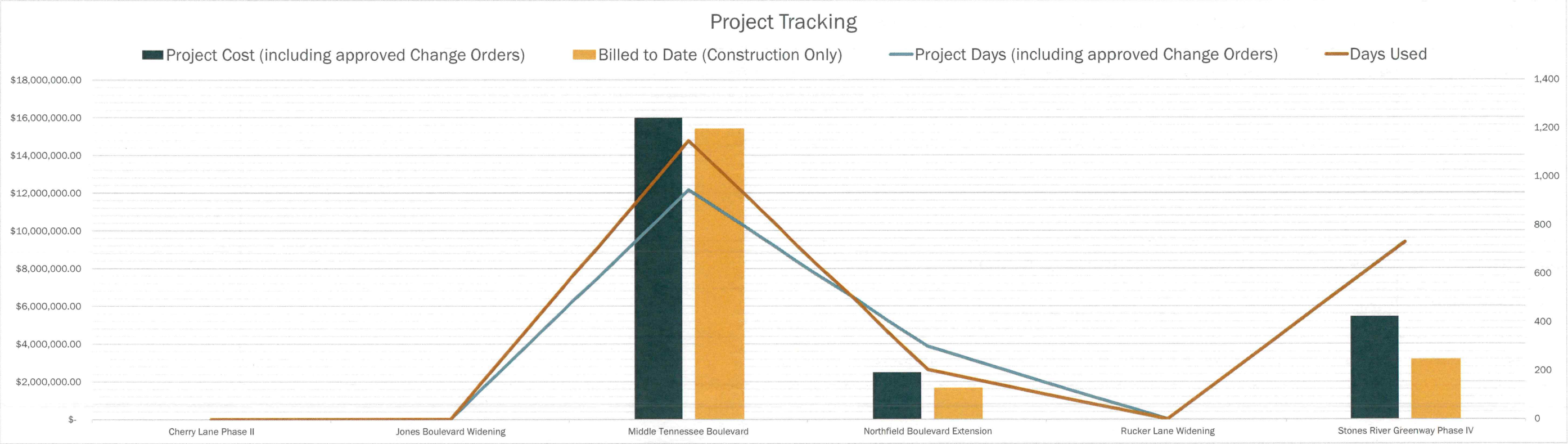


Total Permits (all types)



Revenues





| Project Name | Project Limits | | | Project Cost (including approved Change Orders) | Billed to Date (Construction Only) | Project Days (including approved Change Orders) | Days Used | Percent Days | Today / Substantial Completion | N.T.P. |
|--------------------------------|----------------------------|------------------------|------------|---|------------------------------------|---|-----------|--------------|--------------------------------|-----------|
| | From | To | Distance | | | | | | | |
| Cherry Lane Phase II | Siegel Soccer Park | Sulphur Springs Road | 1.73 Miles | \$ - | \$ - | 0 | 0 | 0% | | |
| Jones Boulevard Widening | Ridgely Drive | Northfield Blvd. | 1.5 Miles | \$ - | \$ - | 0 | 0 | 0% | | |
| Middle Tennessee Boulevard | East Main Street | Greenland Drive | 0.8 Mile | \$ 15,986,859.50 | \$ 15,384,775.22 | 945 | 1148 | 121% | 3/4/2019 | 1/11/2016 |
| Northfield Boulevard Extension | Garrison Drive | Thompson Lane | 0.3 Mile | \$ 2,481,457.50 | \$1,643,292.41 | 300 | 204 | 68% | 9/10/2019 | 2/18/2019 |
| Rucker Lane Widening | Highway 96 (Franklin Road) | Veterans Parkway | 2.5 Miles | \$ - | \$ - | 0 | 0 | 0% | | |
| Stones River Greenway Phase IV | Barfield Road | Barfield Crescent Park | 2.65 Miles | \$ 5,443,200.00 | \$ 3,148,436.00 | 730 | 729 | 100% | 9/10/2019 | 9/11/2017 |
| Total | | | | \$23,911,517.00 | \$20,176,503.63 | | | | | |

| Project | Project Status / Comments |
|---|---|
| Cherry Lane Phase II | Consultant continuing roadway design along with environmental review. ROW acquisition to begin Fall 2019. |
| Jones Boulevard Widening | Plans to advertise for construction Fall 2019. Construction planned between Medical Center Parkway and Clark Boulevard at this time, later phase will follow. |
| Lytle Street Phase 2 | Paving is complete - Final striping to begin this week. |
| Middle Tennessee Boulevard | A couple of minor punch list items remain. |
| Northfield Boulevard Extension | Rawso placing final stone and will begin paving week of 9/16/19. |
| Rucker Lane Widening | Finalizing plans and bid book with consultant. Plan to advertise for construction Fall 2019. |
| Southwest Elementary School (Salem Elementary) | Completion on 7/25/19, minor punchlist items remain, awaiting final pay application. |
| Stones River Greenway Phase IV | 95% of trail has Binder--50% of concrete work is complete with completion of concrete scheduled for next week. |

COUNCIL COMMUNICATION

Meeting Date: 11/13/2019

Item Title: July-September 2019 MCS Cash Flow Statement and Revenue and Expenditure Budget Comparison Reports

Department: Murfreesboro City Schools

Presented by: Gary Anderson

Requested Council Action:

| | |
|-------------|-------------------------------------|
| Ordinance | <input type="checkbox"/> |
| Resolution | <input type="checkbox"/> |
| Motion | <input type="checkbox"/> |
| Direction | <input type="checkbox"/> |
| Information | <input checked="" type="checkbox"/> |

Summary

FY20 Cash Flow Statement (July-September 2019)

FY20 Revenue and Expenditure Budget Comparison Reports (July-September 2019)

Background Information

The budget submission to the State indicated a high use of school reserves to balance the FY20 budget. Because of this, the State has recommended the Schools provide a Cash Flow Statement to the City Council on a monthly basis to indicate enough cash reserves are forecasted to be available to pay monthly expenses in FY20. We also will be including Revenue and Expenditure Budget Comparison Reports, that is provided to the Murfreesboro City School Board each month. This information will be included in the Wednesday agenda each month. A formal presentation will not be made each month, however there will be an opportunity for questions and comments.

Council Priorities Served

Strong and Sustainable Financial and Economic Health

Fiscal Impact

None

Attachments

July-September 2019 MCS Cash Flow Statement

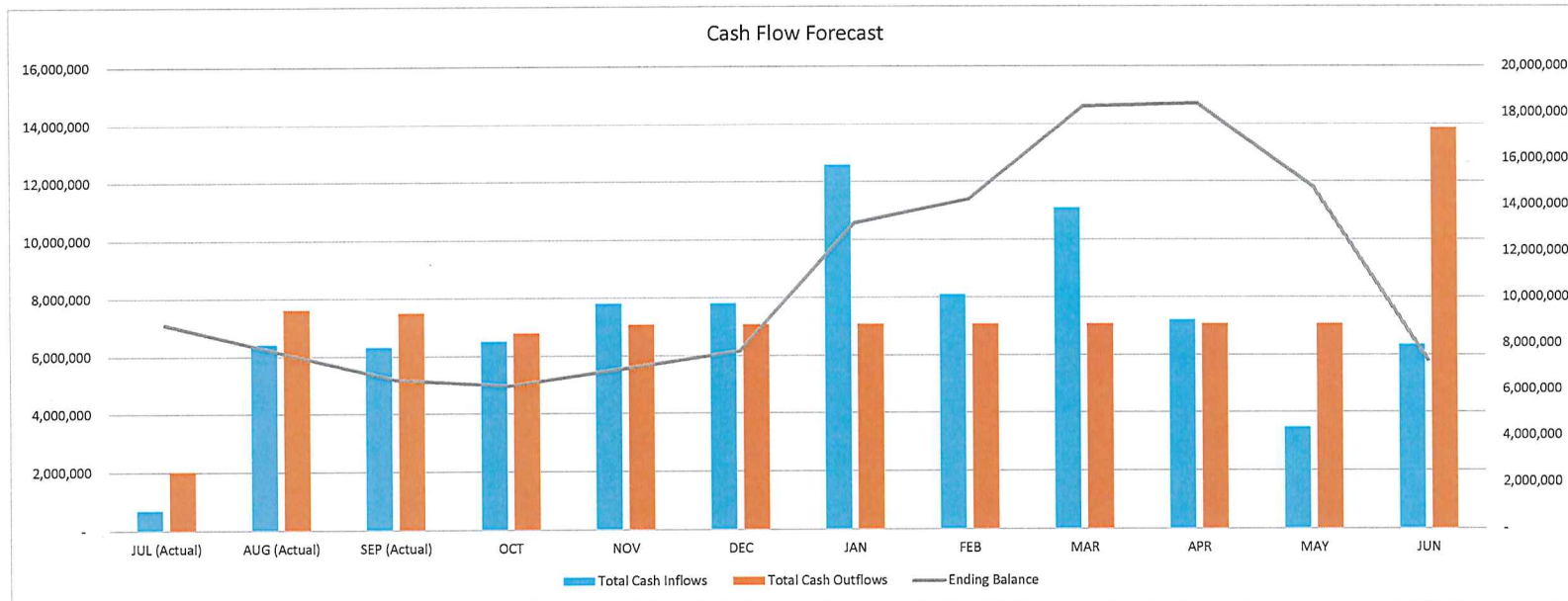
July-September 2019 MCS Revenue and Expenditure Budget Comparison Reports

FY20 GENERAL PURPOSE CITY SCHOOL FUND

Cash Flow Forecast Schedule **
FY 2020

| General Purpose School Fund | JUL (Actual) | AUG (Actual) | SEP (Actual) | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | TOTAL |
|-----------------------------|----------------|----------------|----------------|--------------|--------------|--------------|---------------|--------------|---------------|--------------|----------------|----------------|----------------|
| Cash Receipts | \$ 688,180 | \$ 6,402,194 | \$ 6,306,054 | \$ 6,500,000 | \$ 7,795,000 | \$ 7,795,000 | \$ 12,590,000 | \$ 8,090,000 | \$ 11,090,000 | \$ 7,190,000 | \$ 3,464,146 | \$ 6,333,711 | \$ 84,244,285 |
| Loan Proceeds | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Cash Inflows | 688,180 | 6,402,194 | 6,306,054 | 6,500,000 | 7,795,000 | 7,795,000 | 12,590,000 | 8,090,000 | 11,090,000 | 7,190,000 | 3,464,146 | 6,333,711 | 84,244,285 |
| Beg Cash Bal | 10,198,910 | 8,869,801 | 7,673,817 | 6,502,189 | 6,219,690 | 6,949,788 | 7,679,886 | 13,204,984 | 14,230,082 | 18,255,180 | 18,380,278 | 14,779,522 | |
| Available Cash | 10,887,090 | 15,271,995 | 13,979,871 | 13,002,189 | 14,014,690 | 14,744,788 | 20,269,886 | 21,294,984 | 25,320,082 | 25,445,180 | 21,844,424 | 21,113,233 | |
| Cash Payments | \$ 1,985,309 | \$ 7,566,198 | \$ 7,445,702 | \$ 6,750,519 | \$ 7,032,922 | \$ 7,032,922 | \$ 7,032,922 | \$ 7,032,922 | \$ 7,032,922 | \$ 7,032,922 | \$ 7,032,922 | \$ 13,795,198 | 86,773,380 |
| Debt Service | 31,980 | 31,980 | 31,980 | 31,980 | 31,980 | 31,980 | 31,980 | 31,980 | 31,980 | 31,980 | 31,980 | 61,325 | 413,105 |
| Transfers Out | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Cash Outflows | 2,017,289 | 7,598,178 | 7,477,682 | 6,782,499 | 7,064,902 | 7,064,902 | 7,064,902 | 7,064,902 | 7,064,902 | 7,064,902 | 7,064,902 | 13,856,523 | 87,186,485 |
| Ending Balance | 8,869,801 | 7,673,817 | 6,502,189 | 6,219,690 | 6,949,788 | 7,679,886 | 13,204,984 | 14,230,082 | 18,255,180 | 18,380,278 | 14,779,522 | 7,256,710 | |
| Cash Inflows - Outflows | \$ (1,329,109) | \$ (1,195,984) | \$ (1,171,628) | \$ (282,499) | \$ 730,098 | \$ 730,098 | \$ 5,525,098 | \$ 1,025,098 | \$ 4,025,098 | \$ 125,098 | \$ (3,600,756) | \$ (7,522,812) | \$ (2,942,200) |

**Amounts are estimated unless otherwise indicated.



COMPARISON OF BUDGET TOTALS
July 1, 2019 Through September 30, 2019

| | | | |
|----------------|------------------|----|---------------------------|
| TOTAL INCOME | 7/1/19 - 9/30/19 | \$ | 13,396,429 |
| TOTAL EXPENSES | 7/1/19 - 9/30/19 | | <u>17,093,147</u> |
| NET INCOME | 9/30/19 | \$ | <u><u>(3,696,718)</u></u> |

YEAR-TO-DATE REVENUE COMPARISON

SEPTEMBER 2019

PAGE 1

| | BUDGET CLASS. | 2018-19 BUDGET | 2018-19 YTD REV. | 2018-19 OVR/(UNDR) BUDGET | 2018-19 % | 2019-20 BUDGET | 2019-20 YTD REV. | 2019-20 OVR/(UNDR) BUDGET | 2019-20 % |
|----|-----------------------------------|----------------------|---------------------|---------------------------------|--------------|------------------------|----------------------|---------------------------------|--------------|
| 1 | 40110-Current Prop. Tax | 13,972,500 | 385 | (13,972,115) | 0.0% | 14,308,810 | 2,247 | (14,306,563) | 0.0% |
| 2 | 40210-Local Option Sales Tax | 10,980,000 | 1,888,039 | (9,091,961) | 17.2% | 11,843,830 | 1,995,420 | (9,848,410) | 16.8% |
| 3 | 40000-41110-Other County Rev | 1,736,000 | 287,166 | (1,448,834) | 16.5% | 1,830,000 | 336,034 | (1,493,966) | 18.4% |
| 4 | 44000-Other Local Revenue | 582,750 | 160,301 | (422,449) | 27.5% | 594,500 | 71,852 | (522,648) | 12.1% |
| 5 | 46511-Basic Educ. Program | 44,430,513 | 8,683,800 | (35,746,713) | 19.5% | 46,301,465 | 9,019,600 | (37,281,865) | 19.5% |
| 6 | 46512-BEP ARRA | - | - | - | N/A | - | - | - | N/A |
| 7 | 46530-Energy Efficient Sch | - | - | - | N/A | - | - | - | N/A |
| 8 | 46615-Ext. Contract-ARRA | - | - | - | N/A | - | - | - | N/A |
| 9 | 46990-Other State Funds | 650,190 | 9,205 | (640,985) | 1.4% | 370,600 | - | (370,600) | 0.0% |
| 10 | 46592-CONNECT TEN ARRA | - | - | - | N/A | - | - | - | N/A |
| 11 | 46595-Family Resource ARRA | - | - | - | N/A | - | - | - | N/A |
| 12 | 46595-SSMS ARRA | - | - | - | N/A | - | - | - | N/A |
| 13 | 47000- Federal Funds | 24,325 | - | (24,325) | 0.0% | 1,109,977 | - | (1,109,977) | 0.0% |
| 14 | 49100-49800 Bond & City Transfers | - | - | - | N/A | - | - | - | N/A |
| 15 | 49810-Approp./City Gen. Fund | 6,585,103 | 1,646,276 | (4,938,827) | 25.0% | 7,885,103 | 1,971,276 | (5,913,827) | 25.0% |
| 16 | 49820-Operating Transfers | - | - | - | N/A | - | - | - | N/A |
| | TOTALS | \$ 78,961,381 | \$12,675,172 | \$ (66,286,209) | 16.1% | \$84,244,285.00 | \$ 13,396,429 | \$ (70,847,856) | 15.9% |

YEAR-TO-DATE EXPENDITURE COMPARISON

SEPTEMBER 2019

PAGE 1

| | BUDGET CLASS. | 2018-19 BUDGET | 2018-19 YTD EXP. | 2018-19 OVR/(UNDR) BUDGET | 2018-19 % | 2019-20 BUDGET | 2019-20 YTD EXP. | 2019-20 OVR/(UNDR) BUDGET | 2019-20 % |
|----|-----------------------------|-------------------|---------------------|---------------------------------|--------------|-------------------|---------------------|---------------------------------|--------------|
| 1 | 71100-Reg. Instruction | 43,503,848 | 7,661,952 | (35,841,896) | 17.6% | 46,318,758 | 8,552,581 | (37,766,177) | 18.5% |
| 2 | 71200-Sp. Ed. Instruction | 8,401,413 | 1,291,068 | (7,110,345) | 15.4% | 9,174,203 | 1,521,397 | (7,652,806) | 16.6% |
| 3 | 71400-Student Body Ed. | 45,000 | 7,689 | (37,311) | 17.1% | - | - | - | N/A |
| 4 | 72110-Attendance | 152,854 | 42,346 | (110,508) | 27.7% | 167,489 | 43,555 | (123,934) | 26.0% |
| 5 | 72120-Health Services | 779,372 | 146,138 | (633,234) | 18.8% | 951,390 | 179,541 | (771,849) | 18.9% |
| 6 | 72130-Guidance | 2,433,099 | 469,665 | (1,963,434) | 19.3% | 2,728,311 | 566,040 | (2,162,271) | 20.7% |
| 7 | 72210-Reg. Instr. Support | 2,097,264 | 428,906 | (1,668,358) | 20.5% | 2,188,721 | 490,075 | (1,698,646) | 22.4% |
| 8 | 72220-Sp. Ed. Support | 1,566,956 | 295,151 | (1,271,805) | 18.8% | 1,834,730 | 344,534 | (1,490,196) | 18.8% |
| 9 | 72250-Technology | 1,652,406 | 503,476 | (1,148,930) | 30.5% | 1,793,131 | 566,839 | (1,226,292) | 31.6% |
| 10 | 72310-Bd. Of Education | 1,737,593 | 553,132 | (1,184,461) | 31.8% | 1,485,229 | 644,071 | (841,158) | 43.4% |
| 11 | 72320-Office of Supt. | 370,119 | 85,467 | (284,652) | 23.1% | 381,240 | 106,900 | (274,340) | 28.0% |
| 12 | 72410-Office of Principal | 4,329,922 | 866,798 | (3,463,124) | 20.0% | 4,726,631 | 962,774 | (3,763,857) | 20.4% |
| 13 | 72510-Fiscal Services | 560,918 | 175,623 | (385,295) | 31.3% | 579,593 | 178,238 | (401,355) | 30.8% |
| 14 | 72520-Personnel Services | 425,023 | 113,587 | (311,436) | 26.7% | 428,543 | 115,752 | (312,791) | 27.0% |
| 15 | 72610-Oper. Of Plant | 5,908,626 | 1,044,631 | (4,863,995) | 17.7% | 6,385,980 | 1,139,910 | (5,246,070) | 17.9% |
| 16 | 72620-Maint. Of Plant | 2,728,945 | 422,605 | (2,306,340) | 15.5% | 2,724,053 | 460,462 | (2,263,591) | 16.9% |
| 17 | 72710-Pupil Transp. | 2,899,934 | 453,069 | (2,446,865) | 15.6% | 2,972,379 | 790,837 | (2,181,542) | 26.6% |
| 18 | 73300-Community Service | 518,682 | 104,694 | (413,988) | 20.2% | 540,533 | 114,735 | (425,798) | 21.2% |
| 19 | 73400-Early Childhood Educ. | 16,500 | 245 | (16,255) | 1.5% | 1,251,966 | 195,106 | (1,056,860) | 15.6% |
| 20 | 76100-Reg. Cap. Outlay | 631,559 | 227,128 | (404,431) | 36.0% | 140,500 | 23,860 | (116,640) | 17.0% |
| 21 | 82130-Education Debt Serv. | | - | - | N/A | - | - | - | N/A |
| 22 | 99100-Operating Transfers | 860,431 | 95,940 | (764,491) | 11.2% | 413,105 | 95,940 | (317,165) | 23.2% |
| | TOTALS | 81,620,464 | 14,989,310 | \$ (66,631,154) | 18.4% | 87,186,485 | 17,093,147 | \$ (70,093,338) | 19.6% |

COUNCIL COMMUNICATION

Meeting Date: 11/13/2019

Item Title: Health Insurance Holiday
Department: Administration
Presented by: Erin Tucker, Budget Director

Summary

Health Insurance Holiday for December withholdings.

Staff Recommendation

Approve a one-month holiday for health insurance premiums withholdings scheduled for December 2019.

Background Information

The City's self-insured Insurance Fund that administers medical, dental and prescription claims has a higher than necessary fund balance. To reduce the fund balance, it is recommended that the City reduce employee withholdings and employer contributions for the December weekly, bi-weekly and monthly payrolls. This will apply to all participants in the City's Medical and Dental insurance plans. Based on actuarial projections, reducing the balance of the Insurance Fund will not negatively impact the financial stability of the Fund.

Council Priorities Served

Strong and Sustainable Financial and Economic Health

The one-month premium holiday will benefit both City and employees by reducing expenses and utilizing the Insurance Fund's fund balance in an appropriate manner.

Fiscal Impacts

Reducing premium revenues to the Insurance Fund will have no impact on the FY20 General Fund Budget and will decrease Insurance Fund balance by approximately \$1.4 million.